



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

DSP-15021-01

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 24554

ACCEPTED: 02/09/2023

HYATTSVILLE BRIGHTSEAT ROAD; DEVELOPMENT OF A 3,939 SQUARE-FOOT GAS STATION WITH A FOOD OR BEVERAGE STORE

1601 BRIGHTSEAT ROAD HYATTSVILLE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	067 D-1	200 SHEET:	202NE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	05
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	11	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		III		COMMUNITIES

APA: N/A

ZONING:	AUTHORITY:	FEE(S):
IE 5.00 Acres	PLANNING BOARD PENDING 04/20/2023	\$90.00 (Sign Posting Fee)
Total: 5.00 Acres	SDRC MEETING SCHEDULED 03/03/2023	\$2,012.00 (Application Fee)
		\$2,102.00

APPLICANT
HYATTSVILLE BRIGHTSEAT ROAD, RE, LLC
5850 WATERLOO ROAD
21045

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

Assigned Reviewer: GUPTA, MRIDULA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

DSP-20003-01

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 25285

ACCEPTED: 02/08/2023

DASH IN MILL BRANCH; CONSTRUCTION OF A 4,500 SQUARE FOOT GAS STATION WITH FOOD OR BEVERAGE STORE AND CAR WASH.

3301 MILL BRANCH ROAD BOWIE(MUNICIPAL)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	055 E-3	200 SHEET:	205NE14
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	04
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	07	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

ZONING:

CGO	3.17 Acres
Total:	3.17 Acres

AUTHORITY:

PLANNING BOARD	SCHEDULED	04/13/2023
SDRC MEETING	SCHEDULED	03/03/2023

FEE(S):

\$2,072.00	(Filing Fee)
\$2,072.00	

APPLICANT

DASH IN FOOD STORES, INC.
P.O. BOX 2810
301-932-3600

20646

AGENT

MCNAMEE HOSEA
6411 IVY LANE, SUITE 200

20770

OWNER(S)

GREEN BRANCH LLC; 2191 DEFENSE HIGHWAY, SUITE 400; Crofton, MD 21114

Assigned Reviewer: GUPTA, MRIDULA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22029 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 24785

ACCEPTED: 02/08/2023

PRESERVE AT WESTPHALIA PLAT 1 OF 9; PLAT 1, PARCEL A

11100 WESTPHALIA ROAD UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	083 C-3	200 SHEET:	204SE10
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
1 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

ZONING:

LCD	17.00 Acres
Total:	17.00 Acres

AUTHORITY:

PLANNING BOARD	PENDING	02/16/2023
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FEE(S):

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

APPLICANT

STANLEY MARTIN COMPANIES, LLC
6404 IVY LANE, suite 600
20770
301-636-6111

AGENT

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

OWNER(S)

STANLEY MARTIN HOMES; 6404 IVY LANE, SUITE 600; Greenbelt, MD 20770

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22030 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 24786

ACCEPTED: 02/08/2023

PRESERVE AT WESTPHALIA PLAT 2 OF 9; PLAT 2, PLOTS 23-31, BLOCK A
LOTS 1-9, 28-33, BLOCK B
LOTS 1-4, BLOCK C
PARCELS V & W
11100 WESTPHALIA ROAD UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	083 C-3	200 SHEET:	204SE10
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
1 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

II

APA: N/A

ZONING:	
LCD	6.00 Acres
Total:	6.00 Acres

AUTHORITY:		
PLANNING BOARD	PENDING	02/16/2023

FEE(S):	
_____	\$750.00 (Application Fee)
_____	\$750.00

APPLICANT
 STANLEY MARTIN COMPANIES, LLC
 6404 IVY LANE, suite 600
 20770
 301-636-6111

AGENT
 RODGERS CONSULTING
 1101 MERCANTILE LAND, SUITE 280
 20774
 301-984-4700

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22031 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 24787

ACCEPTED: 02/08/2023

PRESERVE AT WESTPHALIA PLAT 3 OF 9; PLAT 3 - LOTS 21 & 22, BLOCK A
LOTS 10-27, BLOCK B
LOTS 5-11, BLOCK C
LOTS 1-5, BLOCK D
11100 WESTPHALIA ROAD UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	083 C-3	200 SHEET:	204SE10
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
1 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

ZONING:	
LCD	7.00 Acres
Total:	7.00 Acres

AUTHORITY:		
PLANNING BOARD	PENDING	02/16/2023

FEE(S):	
_____	\$750.00 (Application Fee)
_____	\$750.00

APPLICANT
 STANLEY MARTIN COMPANIES, LLC
 6404 IVY LANE, suite 600
 20770
 301-636-6111

AGENT
 RODGERS CONSULTING
 1101 MERCANTILE LAND, SUITE 280
 20774
 301-984-4700

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22032 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 24788

ACCEPTED: 02/08/2023

PRESERVE AT WESTPHALIA PLAT 4 OF 9; PLAT 4 - LOTS 1-3, 28-35, BLOCK G
LOTS 1-11, BLOCK H
PARCELS P & S
11100 WESTPHALIA ROAD UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	083 C-3	200 SHEET:	204SE10
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
1 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

ZONING:

LCD	6.00 Acres
Total:	6.00 Acres

AUTHORITY:

PLANNING BOARD	PENDING	02/16/2023
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FEE(S):

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

APPLICANT

STANLEY MARTIN COMPANIES, LLC
6404 IVY LANE, suite 600
20770
301-636-6111

AGENT

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

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22033 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 24789

ACCEPTED: 02/08/2023

PRESERVE AT WESTPHALIA PLAT 5 OF 9; PLAT 5 - LOTS 1-20, BLOCK A AND PARCEL B & OUTPARCEL 1

11100 WESTPHALIA ROAD UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	083 C-3	200 SHEET:	204SE10
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
1 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

ZONING:	
LCD	8.00 Acres
Total:	8.00 Acres

AUTHORITY:		
PLANNING BOARD	PENDING	02/16/2023

FEE(S):	
_____	\$750.00 (Application Fee)
_____	\$750.00

APPLICANT
 STANLEY MARTIN COMPANIES, LLC
 6404 IVY LANE, suite 600
 20770
 301-636-6111

AGENT
 RODGERS CONSULTING
 1101 MERCANTILE LAND, SUITE 280
 20774
 301-984-4700

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22034 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 24790

ACCEPTED: 02/08/2023

PRESERVE AT WESTPHALIA PLAT 6 OF 9; PLATS 6 - PARCELS 1 & 2 AND PARCELS C, H, I, J & R

11100 WESTPHALIA ROAD UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	083 C-3	200 SHEET:	204SE10
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
1 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				
			II		

APA: N/A

ZONING:	
LCD	10.00 Acres
Total:	10.00 Acres

AUTHORITY:		
PLANNING BOARD	PENDING	02/16/2023

FEE(S):	
_____ \$750.00	(Application Fee)
_____ \$750.00	

APPLICANT
 STANLEY MARTIN COMPANIES, LLC
 6404 IVY LANE, suite 600
 20770
 301-636-6111

AGENT
 RODGERS CONSULTING
 1101 MERCANTILE LAND, SUITE 280
 20774
 301-984-4700

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22035 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 24791

ACCEPTED: 02/08/2023

PRESERVE AT WESTPHALIA PLAT 7 OF 9; PLATS 7 - LOTS 6-21, BLOCK D
LOTS 1-60, BLOCK E
PARCELS D, E, F & G
11100 WESTPHALIA ROAD UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	083 C-3	200 SHEET:	204SE10
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
1 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

ZONING:

LCD	4.00 Acres
Total:	4.00 Acres

AUTHORITY:

PLANNING BOARD	PENDING	02/16/2023
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FEE(S):

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

APPLICANT

STANLEY MARTIN COMPANIES, LLC
6404 IVY LANE, suite 600
20770
301-636-6111

AGENT

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

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22036 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 24792

ACCEPTED: 02/08/2023

PRESERVE AT WESTPHALIA PLAT 8 OF 9; PLAT 8 - LOTS 20-73, BLOCK F PARCELS K & L

11100 WESTPHALIA ROAD UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	083 C-3	200 SHEET:	204SE10
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
1 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				
			II		

APA: N/A

ZONING:

LCD	2.00 Acres
Total:	2.00 Acres

AUTHORITY:

PLANNING BOARD	PENDING	02/16/2023
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FEE(S):

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

APPLICANT

STANLEY MARTIN COMPANIES, LLC
6404 IVY LANE, suite 600
20770
301-636-6111

AGENT

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

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22037 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 24793

ACCEPTED: 02/08/2023

PRESERVE AT WESTPHALIA PLAT 9 OF 9; PLAT 9 - LOTS 1-19 & 74-89, BLOCK F
LOTS 4-27, BLOCK G
PARCELS M, N, O & Q
11100 WESTPHALIA ROAD UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	083 C-3	200 SHEET:	204SE10
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
1 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

ZONING:

LCD	3.00 Acres
Total:	3.00 Acres

AUTHORITY:

PLANNING BOARD	PENDING	02/16/2023
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FEE(S):

\$750.00	(Application Fee)
\$750.00	

APPLICANT

STANLEY MARTIN COMPANIES, LLC
6404 IVY LANE, suite 600
20770
301-636-6111

AGENT

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

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22234 ACCEPTED IN SPECIFIED RANGE
EVENT ID: 26414
ACCEPTED: 02/08/2023
COLLINGTON CENTER; LOTS 8 AND 9 BLOCK A RESUBDIVISION OF LOT 6 BLOCK A
500 PRINCE GEORGE'S BOULEVARD UPPER MARLBORO

2 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	077 D-1	200 SHEET:	201SE14
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	04
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	07	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

II

APA: N/A

ZONING:	
LCD	11.01 Acres
Total:	11.01 Acres

AUTHORITY:		
PLANNING BOARD	PENDING	02/16/2023

FEE(S):	
_____	\$750.00 (Application Fee)
_____	\$750.00

APPLICANT
 NASA FEDERAL CREDIT UNION
 500 PRINCE GEORGE'S BOULEVARD
 20774
 301-249-1800

AGENT
 BEN DYER ASSOCIATES, INC.
 11721 WOODMORE ROAD, SUITE #200
 20721
 301-430-2000
 @bendyer.com

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

SDP-0609-H7 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26430

ACCEPTED: 02/10/2023

BALMORAL, LOT 21 BLOCK E; HOMEOWNER MINOR AMENDMENT FOR CONSTRUCTION OF A 12' X 20' DECK

3808 PERTSHIRE PLACE UPPER MARLBORO

1 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	093 B-2	200 SHEET:	205SE13
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	03	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

ZONING:

LCD	0.19 Acres
Total:	0.19 Acres

AUTHORITY:

PLANNING BOARD	SCHEDULED	04/20/2023
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FEE(S):

\$30.00	(Sign Posting Fee)
\$62.00	(Application Fee)
\$92.00	

APPLICANT

MICHELLE CLANCY
P.O. BOX 310
PERRY HALL, MD 21128
443-610-7514
MICHELLE@APPLIED AND APPROVED.CO

AGENT

MICHELLE CLANCY
P.O BOX 310
PERRY HALL, MD 21128

OWNER(S)

SIRITA HARMON ETAL; 3808 PERTSHIRE PLACE; Upper Marlboro, MD 20772

Assigned Reviewer: BYNUM, ANGELE



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

SE-4853 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 24434

ACCEPTED: 02/10/2023

KENT BAPTIST CHURCH BEAUTIFICATION PROJECT; SPECIAL EXCEPTION TO PERMIT THE ENLARGEMENT OF A CERTIFIED NONCONFORMING PLACE OF WORSHIP WITH A 300 SQ. FT. ADDITION

7006 FLAGSTAFF STREET HYATTSVILLE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	059 E-2	200 SHEET:	203NE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	05
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	11	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)		III		

APA: N/A

ZONING:

RSF-65	0.00 Acres
Total:	0.00 Acres

AUTHORITY:

PLANNING BOARD	SCHEDULED	04/20/2023
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FEE(S):

_____	(Application Fee)
\$0.00	

APPLICANT

PASTOR DECARLO COLEY
7006 FLAGSTAFF STREET

20785

AGENT

SAMUEL Q. ELIRA., ESQ
3060 MITCHELLVILLE ROAD

20716

Assigned Reviewer: LOCKHART, DOMINIQUE



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

ZCL-2023-0027

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26864

ZONING CERTIFICATION LETTER; ZCL REQUEST #0027 & 0028

ACCEPTED: 02/07/2023

5300 NEWTON STREET BLADENSBURG

0 LOTS
0 OUTLOTS
0 PARCELS
0 OUTPARCELS

0 UNITS DETACHED
0 UNITS ATTACHED
0 UNITS MULTIFAMILY
0 TOTAL UNITS
0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID:
PLANNING AREA:
ELECTION DISTRICT:
POLICE DIVISION:

200 SHEET:
COUNCILMANIC DISTRICT:
TIER:
GROWTH POLICY AREA:

0

NU

APA:

ZONING:

RMF-20 4.87 Acres
Total: 4.87 Acres

AUTHORITY:

APPLICANT PENDING 02/07/2023

FEE(S):

\$50.00 (ZCL Fee)
\$50.00

APPLICANT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

AGENT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

Assigned Reviewer: SMITH, HELEN



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

ZCL-2023-0028

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26865

ZONING CERTIFICATION LETTER; ZCL REQUEST #0027 & 0028

ACCEPTED: 02/07/2023

5501 QUINCY STREET BLADENSBURG

0 LOTS
0 OUTLOTS
0 PARCELS
0 OUTPARCELS

0 UNITS DETACHED
0 UNITS ATTACHED
0 UNITS MULTIFAMILY
0 TOTAL UNITS
0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID:
PLANNING AREA:
ELECTION DISTRICT:
POLICE DIVISION:

200 SHEET:
COUNCILMANIC DISTRICT:
TIER:
GROWTH POLICY AREA:

0

NU

APA:

ZONING:

RMF-20 1.71 Acres
Total: 1.71 Acres

AUTHORITY:

APPLICANT PENDING 02/07/2023

FEE(S):

\$50.00 (ZCL Fee)
\$50.00

APPLICANT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

AGENT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

Assigned Reviewer: SMITH, HELEN



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

ZCL-2023-0029

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26867

ZONING CERTIFICATION LETTER; ZCL REQUEST #0029

ACCEPTED: 02/08/2023

0 ENTERPRISE ROAD BOWIE

0 LOTS
0 OUTLOTS
0 PARCELS
0 OUTPARCELS

0 UNITS DETACHED
0 UNITS ATTACHED
0 UNITS MULTIFAMILY
0 TOTAL UNITS
0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID:
PLANNING AREA:
ELECTION DISTRICT:
POLICE DIVISION:

200 SHEET:
COUNCILMANIC DISTRICT:
TIER:
GROWTH POLICY AREA:

0

NU

APA:

AUTHORITY:

APPLICANT

PENDING

02/08/2023

FEE(S):

\$50.00 (ZCL Fee)

\$50.00

APPLICANT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

AGENT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

Assigned Reviewer: SMITH, HELEN



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

ZCL-2023-0030

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26868

ZONING CERTIFICATION LETTER; ZCL REQUEST #0030

ACCEPTED: 02/08/2023

15207 MARLBORO PIKE UPPER MARLBORO

0 LOTS
0 OUTLOTS
0 PARCELS
0 OUTPARCELS

0 UNITS DETACHED
0 UNITS ATTACHED
0 UNITS MULTIFAMILY
0 TOTAL UNITS
0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID:
PLANNING AREA:
ELECTION DISTRICT:
POLICE DIVISION:

200 SHEET:
COUNCILMANIC DISTRICT:
TIER:
GROWTH POLICY AREA:

0

NU

APA:

AUTHORITY:

APPLICANT

PENDING

02/08/2023

FEE(S):

\$50.00 (ZCL Fee)

\$50.00

APPLICANT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

AGENT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

Assigned Reviewer: SMITH, HELEN



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

ZCL-2023-0031

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26883

ZONING CERTIFICATION LETTER; ZCL REQUEST #0031 TO #0036

ACCEPTED: 02/10/2023

3301 CHILLUM ROAD MOUNT RAINIER

0 LOTS
0 OUTLOTS
0 PARCELS
0 OUTPARCELS

0 UNITS DETACHED
0 UNITS ATTACHED
0 UNITS MULTIFAMILY
0 TOTAL UNITS
0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID:
PLANNING AREA:
ELECTION DISTRICT:
POLICE DIVISION: 0
NU

200 SHEET:
COUNCILMANIC DISTRICT:
TIER:
GROWTH POLICY AREA:

APA:

AUTHORITY:			FEE(S):	
APPLICANT	PENDING	02/10/2023	\$50.00	(ZCL Fee)
			\$50.00	

APPLICANT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

AGENT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

Assigned Reviewer: SMITH, HELEN



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

ZCL-2023-0032

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26884

ZONING CERTIFICATION LETTER; ZCL REQUEST #0031 TO #0036

ACCEPTED: 02/10/2023

3301 CHILLUM ROAD MOUNT RAINIER

0 LOTS
0 OUTLOTS
0 PARCELS
0 OUTPARCELS

0 UNITS DETACHED
0 UNITS ATTACHED
0 UNITS MULTIFAMILY
0 TOTAL UNITS
0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID:
PLANNING AREA:
ELECTION DISTRICT:
POLICE DIVISION: 0
NU

200 SHEET:
COUNCILMANIC DISTRICT:
TIER:
GROWTH POLICY AREA:

APA:

AUTHORITY:			FEE(S):	
APPLICANT	PENDING	02/10/2023	\$50.00	(ZCL Fee)
			\$50.00	

APPLICANT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

AGENT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

Assigned Reviewer: SMITH, HELEN



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

ZCL-2023-0033

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26885

ZONING CERTIFICATION LETTER; ZCL REQUEST #0031 TO #0036

ACCEPTED: 02/10/2023

3301 CHILLUM ROAD MOUNT RAINIER

0 LOTS
0 OUTLOTS
0 PARCELS
0 OUTPARCELS

0 UNITS DETACHED
0 UNITS ATTACHED
0 UNITS MULTIFAMILY
0 TOTAL UNITS
0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID:
PLANNING AREA:
ELECTION DISTRICT:
POLICE DIVISION: 0
NU

200 SHEET:
COUNCILMANIC DISTRICT:
TIER:
GROWTH POLICY AREA:

APA:

AUTHORITY:			FEE(S):	
APPLICANT	PENDING	02/10/2023	\$50.00	(ZCL Fee)
			\$50.00	

APPLICANT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

AGENT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

Assigned Reviewer: SMITH, HELEN



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

ZCL-2023-0034

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26886

ZONING CERTIFICATION LETTER; ZCL REQUEST #0031 TO #0036

ACCEPTED: 02/10/2023

3301 CHILLUM ROAD MOUNT RAINIER

0 LOTS
0 OUTLOTS
0 PARCELS
0 OUTPARCELS

0 UNITS DETACHED
0 UNITS ATTACHED
0 UNITS MULTIFAMILY
0 TOTAL UNITS
0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID:
PLANNING AREA:
ELECTION DISTRICT:
POLICE DIVISION: 0
NU

200 SHEET:
COUNCILMANIC DISTRICT:
TIER:
GROWTH POLICY AREA:

APA:

AUTHORITY:			FEE(S):	
APPLICANT	PENDING	02/10/2023	\$50.00	(ZCL Fee)
			\$50.00	

APPLICANT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

AGENT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

Assigned Reviewer: SMITH, HELEN



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

ZCL-2023-0035

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26887

ZONING CERTIFICATION LETTER; ZCL REQUEST #0031 TO #0036

ACCEPTED: 02/10/2023

3301 CHILLUM ROAD MOUNT RAINIER

0 LOTS
0 OUTLOTS
0 PARCELS
0 OUTPARCELS

0 UNITS DETACHED
0 UNITS ATTACHED
0 UNITS MULTIFAMILY
0 TOTAL UNITS
0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID:
PLANNING AREA:
ELECTION DISTRICT:
POLICE DIVISION: 0
NU

200 SHEET:
COUNCILMANIC DISTRICT:
TIER:
GROWTH POLICY AREA:

APA:

AUTHORITY:			FEE(S):	
APPLICANT	PENDING	02/10/2023	\$50.00	(ZCL Fee)
			\$50.00	

APPLICANT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

AGENT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

Assigned Reviewer: SMITH, HELEN



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

ZCL-2023-0036

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26888

ZONING CERTIFICATION LETTER; ZCL REQUEST #0031 TO #0036

ACCEPTED: 02/10/2023

3301 CHILLUM ROAD MOUNT RAINIER

0 LOTS
0 OUTLOTS
0 PARCELS
0 OUTPARCELS

0 UNITS DETACHED
0 UNITS ATTACHED
0 UNITS MULTIFAMILY
0 TOTAL UNITS
0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID:
PLANNING AREA:
ELECTION DISTRICT:
POLICE DIVISION: 0
NU

200 SHEET:
COUNCILMANIC DISTRICT:
TIER:
GROWTH POLICY AREA:

APA:

AUTHORITY:			FEE(S):	
APPLICANT	PENDING	02/10/2023	\$50.00	(ZCL Fee)
			\$50.00	

APPLICANT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

AGENT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

Assigned Reviewer: SMITH, HELEN



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

ZCL-2023-0037

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26882

ZONING CERTIFICATION LETTER; ZCL REQUEST #0037

ACCEPTED: 02/10/2023

4201 OGLETHORPE ST HYATTSVILLE

0 LOTS
0 OUTLOTS
0 PARCELS
0 OUTPARCELS

0 UNITS DETACHED
0 UNITS ATTACHED
0 UNITS MULTIFAMILY
0 TOTAL UNITS
0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID:
PLANNING AREA:
ELECTION DISTRICT:
POLICE DIVISION:

200 SHEET:
COUNCILMANIC DISTRICT:
TIER:
GROWTH POLICY AREA:

0

NU

APA:

AUTHORITY:

APPLICANT

PENDING

02/10/2023

FEE(S):

\$50.00 (ZCL Fee)

\$50.00

APPLICANT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

AGENT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

Assigned Reviewer: SMITH, HELEN



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

CSP-13006-01 APPROVED IN SPECIFIED RANGE

EVENT ID: 24233

ACCEPTED: 11/16/2022

1990 BRIGHTSEAT ROAD PROPERTY; CONCEPTUAL SITE PLAN FOR UP TO 172 REAR-LOADED SINGLE-FAMILY ATTACHED CONDOMINIUM UNITS ON A SINGLE LOT

1990 BRIGHTSEAT ROAD LANDOVER

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	060 B-3	200 SHEET:	203NE07
0 OUTLOTS	172 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	05
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	DEVELOPED
0 OUTPARCELS	172 TOTAL UNITS	POLICE DIVISION:	11	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				
			III		

APA: N/A

ZONING:

AG	4.89 Acres
TAC-c	17.26 Acres
Total:	22.15 Acres

AUTHORITY:

PLANNING BOARD	SCHEDULED	02/23/2023
PLANNING BOARD	APPROVED	02/09/2023
PLANNING BOARD	SCHEDULED	02/09/2023
SDRC MEETING	SCHEDULED	12/09/2022

FEE(S):

\$1,132.00	(Application Fee)
\$1,132.00	

APPLICANT

NEIGHBORHOOD PARTNERS 100, LLC
11 DUPONT CIRCLE, FLOOR 9
20036

AGENT

VIKA, INC.
20251 CENTURY BLVD SUITE #400
20874
301-916-4100

OWNER(S)

NEIGHBORHOOD PARTNERS 100, LLC; 11 DUPONT CIRCLE, NW, STE 900; Washington, DC 20036

Assigned Reviewer: BURKE, THOMAS



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22064

APPROVED IN SPECIFIED RANGE

EVENT ID: 24994

ENCLAVE AT WESTPHALIA PLATS 1 TH 11; PLAT 1; PLAT 1

ACCEPTED: 01/27/2023

4620 MELWOOD ROAD UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	091 A-4	200 SHEET:	206SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

ZONING:

RMF-12	13.58 Acres
Total:	13.58 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	02/09/2023
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FEE(S):

\$750.00	(Application Fee)
\$750.00	

APPLICANT

BRAVEHEART LAND, LLC
 2077 SOMERVILLE ROAD, SUITE 206
 21401
 (410) 266-5110

AGENT

SOLTESZ
 4300 FORBES BOUELVARD SUITE 230
 20706
 301-794-7555
 gmicit@solteszco.com

OWNER(S)

BRAVEHEART LAND, LLC; 2077 SOMERVILLE ROAD, SUITE 206; Annapolis, MD 21401

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22065 APPROVED IN SPECIFIED RANGE

EVENT ID: 24996

ACCEPTED: 01/27/2023

ENCLAVE AT WESTPHALIA - PLAT 2 OF 11; PLAT 2, LOTS 1-8, BLOCK A, LOTS 1-23, 76-98, BLOCK B, PARCELS D, E, F, L, M

4620 MELWOOD ROAD UPPER MARLBORO

54 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	091 A-4	200 SHEET:	206SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
5 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

ZONING:

RMF-12	13.39 Acres
Total:	13.39 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	02/09/2023
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FEE(S):

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

APPLICANT

BRAVEHEART LAND, LLC
 2077 SOMERVILLE ROAD, SUITE 206
 21401
 (410) 266-5110

AGENT

SOLTESZ
 4300 FORBES BOUELVARD SUITE 230
 20706
 301-794-7555
 gmicit@solteszco.com

OWNER(S)

BRAVEHEART LAND, LLC; 2077 SOMERVILLE ROAD, SUITE 206; Annapolis, MD 21401

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22066 APPROVED IN SPECIFIED RANGE
EVENT ID: 24997
ACCEPTED: 01/27/2023 ENCLAVE AT WESTPHALIA - PLAT 3 OF 11; PLAT3 - LOTS 9 THRU 58, BLOCK A, PARCEL, B, C
4620 MELWOOD ROAD UPPER MARLBORO

51 LOTS 0 UNITS DETACHED TAX MAP & GRID: 091 A-4 200 SHEET: 206SE09
0 OUTLOTS 0 UNITS ATTACHED PLANNING AREA: 78 COUNCILMANIC DISTRICT: 06
2 PARCELS 0 UNITS MULTIFAMILY ELECTION DISTRICT: 15 TIER: DEVELOPING
0 OUTPARCELS 0 TOTAL UNITS POLICE DIVISION: 10 GROWTH POLICY AREA: ESTABLISHED
COMMUNITIES
II

APA: N/A

Table with ZONING: RMF-12 (13.39 Acres), Total: 13.39 Acres

Table with AUTHORITY: PLANNING BOARD APPROVED 02/09/2023

Table with FEE(S): \$750.00 (Application Fee), \$750.00

APPLICANT
BRAVEHEART LAND, LLC
2077 SOMERVILLE ROAD, SUITE 206
21401
(410) 266-5110

AGENT
SOLTESZ
4300 FORBES BOUELVARD SUITE 230
20706
301-794-7555
gmicit@solteszco.com

OWNER(S)
BRAVEHEART LAND, LLC; 2077 SOMERVILLE ROAD, SUITE 206; Annapolis, MD 21401

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22067 APPROVED IN SPECIFIED RANGE

EVENT ID: 24998

ACCEPTED: 01/27/2023

ENCLAVE AT WESTPHALIA - PLAT 4 OF 11; PLAT4 - LOTS 24-79, 99-108; BLOCK B, PARCELS H, I, J, K, L, K, N

4620 MELWOOD ROAD UPPER MARLBORO

62 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	091 A-4	200 SHEET:	206SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
5 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

ZONING:

RMF-12	7.51 Acres
Total:	7.51 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	02/09/2023
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FEE(S):

\$750.00	(Application Fee)
\$750.00	

APPLICANT

BRAVEHEART LAND, LLC
 2077 SOMERVILLE ROAD, SUITE 206
 21401
 (410) 266-5110

AGENT

SOLTESZ
 4300 FORBES BOUELVARD SUITE 230
 20706
 301-794-7555
 gmicit@solteszco.com

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22068 APPROVED IN SPECIFIED RANGE

EVENT ID: 24999

ACCEPTED: 01/27/2023

ENCLAVE AT WESTPHALIA - PLAT 5 OF 11; PLAT 5 - LOTS 143-174, BLOCK C, PARCELS O, Q, R, S, T, U, V

4620 MELWOOD ROAD UPPER MARLBORO

32 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	091 A-4	200 SHEET:	206SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
7 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

ZONING:	
RMF-12	6.79 Acres
Total:	6.79 Acres

AUTHORITY:		
PLANNING BOARD	APPROVED	02/09/2023

FEE(S):	
_____	\$750.00 (Application Fee)
_____	\$750.00

APPLICANT

BRAVEHEART LAND, LLC
2077 SOMERVILLE ROAD, SUITE 206
21401
(410) 266-5110

AGENT

SOLTESZ
4300 FORBES BOUELVARD SUITE 230
20706
301-794-7555
gmicit@solteszco.com

OWNER(S)

BRAVEHEART LAND, LLC; 2077 SOMERVILLE ROAD, SUITE 206; Annapolis, MD 21401

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22069 APPROVED IN SPECIFIED RANGE

EVENT ID: 25000

ACCEPTED: 01/27/2023

ENCLAVE AT WESTPHALIA - PLAT 6 OF 11; PLAT 6 - LOTS 13-18; 119-142, 175-180, BLOCKS C, PARCELS, W, X,Y,OO,NN

4620 MELWOOD ROAD UPPER MARLBORO

36 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	091 A-4	200 SHEET:	206SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
5 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

ZONING:	
RMF-12	3.61 Acres
Total:	3.61 Acres

AUTHORITY:		
PLANNING BOARD	APPROVED	02/09/2023

FEE(S):	
_____ \$750.00	(Application Fee)
_____ \$750.00	

APPLICANT
 BRAVEHEART LAND, LLC
 2077 SOMERVILLE ROAD, SUITE 206
 21401
 (410) 266-5110

AGENT
 SOLTESZ
 4300 FORBES BOUELVARD SUITE 230
 20706
 301-794-7555
 gmicit@solteszco.com

OWNER(S)
 BRAVEHEART LAND, LLC; 2077 SOMERVILLE ROAD, SUITE 206; Annapolis, MD 21401

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22070 APPROVED IN SPECIFIED RANGE

EVENT ID: 25001

ACCEPTED: 01/27/2023

ENCLAVE AT WESTPHALIA - PLAT 7 OF 11; PLAT 7 - LOTS 19-36, 84-118, 181-190, BLOCK C, PARCELS Z, AA, GG, II, JJ, KK, LL, MM, PP

4620 MELWOOD ROAD UPPER MARLBORO

63 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	091 A-4	200 SHEET:	206SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
9 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)		II		

APA: N/A

ZONING:	
RMF-12	4.96 Acres
Total:	4.96 Acres

AUTHORITY:		
PLANNING BOARD	APPROVED	02/09/2023

FEE(S):	
	\$750.00 (Application Fee)
	\$750.00

APPLICANT
 BRAVEHEART LAND, LLC
 2077 SOMERVILLE ROAD, SUITE 206
 21401
 (410) 266-5110

AGENT
 SOLTESZ
 4300 FORBES BOUELVARD SUITE 230
 20706
 301-794-7555
 gmicit@solteszco.com

OWNER(S)
 BRAVEHEART LAND, LLC; 2077 SOMERVILLE ROAD, SUITE 206; Annapolis, MD 21401

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22071 APPROVED IN SPECIFIED RANGE

EVENT ID: 25002

ACCEPTED: 01/27/2023

ENCLAVE AT WESTPHALIA - PLAT 8 OF 11; PLAT 8 - LOTS 1-12, BLOCK C, PARCEL EE

4620 MELWOOD ROAD UPPER MARLBORO

12 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	091 A-4	200 SHEET:	206SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
1 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

ZONING:

RMF-12	4.35 Acres
Total:	4.35 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	02/09/2023
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FEE(S):

\$750.00	(Application Fee)
\$750.00	

APPLICANT

BRAVEHEART LAND, LLC
 2077 SOMERVILLE ROAD, SUITE 206
 21401
 (410) 266-5110

AGENT

SOLTESZ
 4300 FORBES BOUELVARD SUITE 230
 20706
 301-794-7555
 gmicit@solteszco.com

OWNER(S)

BRAVEHEART LAND, LLC; 2077 SOMERVILLE ROAD, SUITE 206; Annapolis, MD 21401

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22072

APPROVED IN SPECIFIED RANGE

EVENT ID: 25003

ENCLAVE AT WESTPHALIA - PLAT 9 OF 11; PLAT9 - PARCEL P

ACCEPTED: 01/27/2023

4620 MELWOOD ROAD UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	091 A-4	200 SHEET:	206SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
1 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

ZONING:

RMF-12	4.52 Acres
Total:	4.52 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	02/09/2023
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FEE(S):

\$750.00	(Application Fee)
\$750.00	

APPLICANT

BRAVEHEART LAND, LLC
 2077 SOMERVILLE ROAD, SUITE 206
 21401
 (410) 266-5110

AGENT

SOLTESZ
 4300 FORBES BOUELVARD SUITE 230
 20706
 301-794-7555
 gmicit@solteszco.com

OWNER(S)

BRAVEHEART LAND, LLC; 2077 SOMERVILLE ROAD, SUITE 206; Annapolis, MD 21401

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22073

APPROVED IN SPECIFIED RANGE

EVENT ID: 25004

ENCLAVE AT WESTPHALIA - PLAT 10 OF 11; PLAT10 - LOTS 51-83, BLOCK C, PARCELS BB, CC, DD

ACCEPTED: 01/27/2023

4620 MELWOOD ROAD UPPER MARLBORO

33 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	091 A-4	200 SHEET:	206SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
3 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				
			II		

APA: N/A

ZONING:	
RMF-12	3.88 Acres
Total:	3.88 Acres

AUTHORITY:		
PLANNING BOARD	APPROVED	02/09/2023

FEE(S):	
\$750.00	(Application Fee)
\$750.00	

APPLICANT

BRAVEHEART LAND, LLC
2077 SOMERVILLE ROAD, SUITE 206
21401
(410) 266-5110

AGENT

SOLTESZ
4300 FORBES BOUELVARD SUITE 230
20706
301-794-7555
gmicit@solteszco.com

OWNER(S)

BRAVEHEART LAND, LLC; 2077 SOMERVILLE ROAD, SUITE 206; Annapolis, MD 21401

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

5-22074

APPROVED IN SPECIFIED RANGE

EVENT ID: 25005

ENCLAVE AT WESTPHALIA - PLAT 11 OF 11; PLAT11 - LOTS 37-50, BLOCK C, PARCEL FF

ACCEPTED: 01/27/2023

4620 MELWOOD ROAD UPPER MARLBORO

14 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	091 A-4	200 SHEET:	206SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
1 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

ZONING:	
RMF-12	4.61 Acres
Total:	4.61 Acres

AUTHORITY:		
PLANNING BOARD	APPROVED	02/09/2023

FEE(S):	
_____ \$750.00	(Application Fee)
_____ \$750.00	

APPLICANT

BRAVEHEART LAND, LLC
2077 SOMERVILLE ROAD, SUITE 206
21401
(410) 266-5110

AGENT

SOLTESZ
4300 FORBES BOUELVARD SUITE 230
20706
301-794-7555
gmicit@solteszco.com

OWNER(S)

BRAVEHEART LAND, LLC; 2077 SOMERVILLE ROAD, SUITE 206; Annapolis, MD 21401

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

4-15007

APPROVED IN SPECIFIED RANGE

EVENT ID: 15514

BHAGYA VILLAGE; APARTMENT HOUSING FOR ELDERLY OR PHYSICALLY HANDICAPPED

ACCEPTED: 06/09/2015

6711 CIPRIANO ROAD LANHAM

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	035 C-3	200 SHEET:	209NE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	04
1 PARCELS	118 UNITS MULTIFAMILY	ELECTION DISTRICT:	14	TIER:	DEVELOPING
0 OUTPARCELS	118 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				
			II		

APA: N/A

ZONING:

R-80	6.01 Acres
Total:	6.01 Acres

AUTHORITY:

PLANNING BOARD	PENDING	02/09/2023
PLANNING BOARD	APPROVED	02/09/2023
APPLICANT	RFA FILED	01/20/2023
PLANNING BOARD	SCHEDULED	10/05/2017
STAFF	IMAGING	11/20/2015
PLANNING BOARD	APPROVED	09/10/2015
SDRC MEETING	SCHEDULED	06/19/2015

FEE(S):

\$30.00	(Sign Posting Fee)
\$250.00	(Extension Request)
\$500.00	(Application Fee)
<u> </u>	
\$780.00	

APPLICANT

HOSADURGA, PRAKASH
4744 BALTIMORE AVENUE

20781

AGENT

AB CONSULTANTS, INC.
9450 ANNAPOLIS ROAD

20706

OWNER(S)

ESTELLE SACKS TRUST C/O SACKS, HENRY; 5 FOX RUN LANE; Fredericksburg, VA 22405



Cases Accepted or Approved between:

2/6/2023

and

2/12/2023

Assigned Reviewer: HEATH, ANTOINE



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

4-16029 APPROVED IN SPECIFIED RANGE
EVENT ID: 20569
ACCEPTED: 08/14/2018 FORESTVILLE CENTER (PARCEL 193); COMMERCIAL SHOPPING CENTER
7521 MARLBORO PIKE DISTRICT HEIGHTS

0 LOTS 0 UNITS DETACHED TAX MAP & GRID: 081 F-4 200 SHEET: 205SE07
0 OUTLOTS 0 UNITS ATTACHED PLANNING AREA: 75A COUNCILMANIC DISTRICT: 06
1 PARCELS 0 UNITS MULTIFAMILY ELECTION DISTRICT: 06 TIER: DEVELOPED
0 OUTPARCELS 0 TOTAL UNITS POLICE DIVISION: 16 GROWTH POLICY AREA: ESTABLISHED
8,960 GROSS FLOOR AREA (SQ FT) VIII COMMUNITIES

APA: N/A

Table with ZONING header and rows for C-S-C (1.23 Acres), M-I-O (0.00 Acres), R-55 (0.14 Acres), and Total (1.37 Acres).

Table with AUTHORITY header and rows for PLANNING BOARD (APPROVED 02/09/2023), STAFF (PLAN CERTIFIED 08/12/2019), PLANNING BOARD (APPROVED 02/14/2019), PLANNING BOARD (SCHEDULED 01/24/2019), and SDRG MEETING (SCHEDULED 08/24/2018).

Table with FEE(S) header and rows for \$90.00 (Sign Posting Fee), \$250.00 (Extension Request), \$2,500.00 (Application Fee), and Total \$2,840.00.

APPLICANT
NSR PETRO SERVICES LLC
7303 HANOVER PARKWAY, SUITE A
20770

AGENT
APPLIED CIVIL ENGINEERING, INC.
9470 ANNAPOLIS ROAD, #414
20706
301-459-5932
appliedCIVIL_ACE@YAHOO.COM

Assigned Reviewer: HEATH, ANTOINE



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

4-17027 APPROVED IN SPECIFIED RANGE

EVENT ID: 20467

ACCEPTED: 07/16/2018

SOUTH LAKE (FORMERLY KARINGTON); 66 LOTS & 3 PARCELS FOR THE DEVELOPMENT OF 66 RESIDENTIAL DWELLINGS

100 KARINGTON CENTER BLVD UPPER MARLBORO

66 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	070 C-2	200 SHEET:	201NE14
0 OUTLOTS	66 UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	04
7 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	07	TIER:	DEVELOPING
0 OUTPARCELS	66 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

II

APA: N/A

ZONING:

E-I-A	11.00 Acres
Total:	11.00 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	02/09/2023
SDRC MEETING	SCHEDULED	05/01/2020
STAFF	PLAN CERTIFIED	09/24/2019
PLANNING BOARD	APPROVED	01/10/2019
PLANNING BOARD	CONTINUED	12/06/2018
PLANNING BOARD	CONTINUED	11/08/2018
PLANNING BOARD	SCHEDULED	11/08/2018
SDRC MEETING	SCHEDULED	07/27/2018

FEE(S):

\$9,335.00	(Application Fee)
\$9,335.00	

APPLICANT

KARINGTON LLC
10100 BUSINESS PARKWAY

20706

301-459-4400

AGENT

MCNAMEE HOSEA
6411 IVY LANE SUITE #200

20770

301-441-2420
@MHLAWYERS.COM



Cases Accepted or Approved between:

2/6/2023

and

2/12/2023

Assigned Reviewer: DIAZ-CAMPBELL, EDDIE



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

4-21008 APPROVED IN SPECIFIED RANGE

EVENT ID: 23675

ACCEPTED: 11/07/2022

WESTPHALIA TOWN CENTER - PHASE 5; 133 LOTS AND 7 PARCELS FOR DEVELOPMENT OF 133 TOWNHOUSE UNITS

4500 MOORES WAY UPPER MARLBORO

133 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	090 F-4	200 SHEET:	206SE09
0 OUTLOTS	133 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
7 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	133 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VIII		COMMUNITIES

APA: N/A

ZONING:

MIO	0.00 Acres
TAC-e	9.38 Acres
Total:	9.38 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	02/09/2023
PLANNING BOARD	SCHEDULED	01/19/2023
PLANNING BOARD	APPROVED	01/19/2023
SDRC MEETING	SCHEDULED	11/28/2022

FEE(S):

\$3,774.50	(Application Fee)
\$3,774.50	

APPLICANT

DR HORTON
181 harry truman parkway, suite 250
21401

AGENT

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

Assigned Reviewer: DIAZ-CAMPBELL, EDDIE



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

4-21051 APPROVED IN SPECIFIED RANGE

EVENT ID: 24358

ACCEPTED: 10/10/2022

GLENWOOD HILLS; 126 LOTS AND 37 PARCELS FOR 676 RESIDENTIAL DWELLING UNITS AND 825,000 SQUARE FEET OF COMMERCIAL AND INDUSTRIAL DEVELOPMENT

6925 CENTRAL AVE CAPITOL HEIGHTS

126 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	073 E-1	200 SHEET:	201SE06
0 OUTLOTS	126 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	06
37 PARCELS	550 UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	DEVELOPED
0 OUTPARCELS	676 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	825,000 GROSS FLOOR AREA (SQ FT)		VIII		

APA: N/A

<p>ZONING:</p> <p>MIO 0.00 Acres</p> <p>RMF-48 121.42 Acres</p> <p>RSF-65 12.03 Acres</p> <p>Total: 133.45 Acres</p>	<p>AUTHORITY:</p> <table border="0"> <tr><td>PLANNING BOARD</td><td>APPROVED</td><td>02/09/2023</td></tr> <tr><td>PLANNING BOARD</td><td>SCHEDULED</td><td>01/19/2023</td></tr> <tr><td>PLANNING BOARD</td><td>APPROVED</td><td>01/19/2023</td></tr> <tr><td>SDRC MEETING</td><td>SCHEDULED</td><td>10/28/2022</td></tr> </table>	PLANNING BOARD	APPROVED	02/09/2023	PLANNING BOARD	SCHEDULED	01/19/2023	PLANNING BOARD	APPROVED	01/19/2023	SDRC MEETING	SCHEDULED	10/28/2022	<p>FEE(S):</p> <table border="0"> <tr><td>\$19,962.00</td><td>(Application Fee)</td></tr> <tr><td><u>\$19,962.00</u></td><td></td></tr> </table>	\$19,962.00	(Application Fee)	<u>\$19,962.00</u>	
PLANNING BOARD	APPROVED	02/09/2023																
PLANNING BOARD	SCHEDULED	01/19/2023																
PLANNING BOARD	APPROVED	01/19/2023																
SDRC MEETING	SCHEDULED	10/28/2022																
\$19,962.00	(Application Fee)																	
<u>\$19,962.00</u>																		

APPLICANT
BE GLENWOOD LLC
5410 EDSON LANE SUITE 220
20852

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

OWNER(S)
BE GLENWOOD LLC (BRIAN BERMAN); 5410 EDSON LANE, SUITE 220; Rockville, MD 20852

Assigned Reviewer: DIAZ-CAMPBELL, EDDIE



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

PPS-2022-003 APPROVED IN SPECIFIED RANGE
EVENT ID: 24919

ACCEPTED: 11/14/2022

BRANDYWINE CROSSING APARTMENTS PHASE II; 1 PARCEL FOR DEVELOPMENT OF 221 MULTIFAMILY RESIDENTIAL DWELLING UNITS

7801 MATAPEAKE BUSINESS DRIVE BRANDYWINE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	155 A-3	200 SHEET:	220SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	09
1 PARCELS	221 UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	
0 OUTPARCELS	221 TOTAL UNITS	POLICE DIVISION:	13	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

V

APA: N/A

ZONING:	
TAC-c	8.27 Acres
Total:	8.27 Acres

AUTHORITY:			
PLANNING BOARD	APPROVED		02/09/2023
PLANNING BOARD	SCHEDULED		01/19/2023
PLANNING BOARD	APPROVED		01/19/2023
SDRC MEETING	SCHEDULED		11/28/2022

FEE(S):	
\$7,572.00	(Application Fee)
\$7,572.00	

APPLICANT

BRANDYWINE CROSSING APARTMENTS PHASE II, LLC
1530 WILSON BLVD. SUITE 330
22209

AGENT

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

OWNER(S)

MEINHARDT, WALTER M. & DOROTHY; 14145 BRANDYWINE ROAD; Brandywine, MD 20613

Assigned Reviewer: DIAZ-CAMPBELL, EDDIE



Cases Accepted or Approved between: 2/6/2023 and 2/12/2023

SDP-0318-H2 APPROVED IN SPECIFIED RANGE

EVENT ID: 26256

ACCEPTED: 11/16/2022

THE PRESERVE AT PISCATAWAY, LOT 75 BLOCK B; HOMEONWER MINOR AMENDMENT FOR DECK

13708 DOCTOR EDELEN DRIVE ACCOKEEK

1 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	142 F-3	200 SHEET:	218SE02
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	84	COUNCILMANIC DISTRICT:	09
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	05	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	15	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VII		COMMUNITIES

APA: N/A

ZONING:

LCD	0.14 Acres
Total:	0.14 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	02/09/2023
PLANNING BOARD	SCHEDULED	02/09/2023

FEE(S):

\$42.00	(Filing Fee)
\$50.00	(Application Fee)
\$92.00	

APPLICANT

EDVA SANCHEZ
 1914 ALICEANNA STREET
 BALTIMORE, MD 21231

AGENT

EDVA SANCHEZ
 1914 ALICEANNA STREET
 BALTIMORE, MD 21231

OWNER(S)

IVORY WALKER; 13708 DOCTOR EDELEN DRIVE; Accokeek, MD 20607

Assigned Reviewer: BYNUM, ANGELE