



Cases Accepted or Approved between: 5/1/2023 and 5/7/2023

AC-22004 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 25071

ACCEPTED: 05/03/2023

NATIONAL CAPITAL BUSINESS PARK, PARCELS 1 , 2 & 10; AC FILED WITH SDP-2202 PER SECTION 27-281

ON THE NORTH SIDE OF LEELAND ROAD, APPROXIMATELY 3000 FEET WEST OF ITS INTERSECTION WITH US 301 (ROBERT CRAIN HIGHWAY)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	076 E-4	200 SHEET:	202SE13
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	74A	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 COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

II

APA: N/A

ZONING:	
LCD	10.19 Acres
Total:	10.19 Acres

AUTHORITY:		
ALT. COMP. COMM.	SCHEDULED	05/16/2023

FEE(S):	
_____	(Application Fee)
\$0.00	

APPLICANT
 NCBP PROPERTY, LLC
 5850 WATERLOO ROAD, SUITE 210
 21045
 410-290-1461

AGENT
 BOHLER
 16701 MELFORD BOULEVARD
 20715

Assigned Reviewer: SHELLY, ANDREW



Cases Accepted or Approved between: 5/1/2023 and 5/7/2023

DSP-91071-03 ACCEPTED IN SPECIFIED RANGE
EVENT ID: 24170

ACCEPTED: 05/03/2023

HIGHLAND PARK SENIOR HOUSING (FIRST BAPTIST CHURCH); AMENDMENT TO THE DETAILED SITE PLAN FOR THE DEVELOPMENT OF 137 MULTI-FAMILY DWELLING UNITS FOR THE ELDERLY.

6801 SHERIFF ROAD LANDOVER

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	059 D-4	200 SHEET:	202NE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	05
2 PARCELS	137 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	DEVELOPED
0 OUTPARCELS	137 TOTAL UNITS	POLICE DIVISION:	11	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)		III		

APA: N/A

ZONING: RSF-95 19.00 Acres Total: 19.00 Acres	AUTHORITY: PLANNING BOARD SCHEDULED 07/06/2023 SDRC MEETING SCHEDULED 05/26/2023	FEE(S): \$90.00 (Sign Posting Fee) \$500.00 (Application Fee) \$590.00
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APPLICANT
COMMUNITY HOUSING INITIATIVE, INC.
1123 ORMOND COURT
22101

AGENT
MCNAMEE HOSEA
6411 IVY LANE, SUITE 820
20770

OWNER(S)
FIRST BAPTIST CHURCH OF HIGHLAND PARK; 6801 SHERIFF ROAD; Hyattsville, MD 20785

Assigned Reviewer: NA



Cases Accepted or Approved between: 5/1/2023 and 5/7/2023

ROSP-4330-02

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 25292

ACCEPTED: 05/01/2023

WENDY'S; REPLACE EXTERIOR SOFFIT WITH NEW METAL PANELS, ADDING NEW FRONT FEATURE WALL AND REPLACING EXTERIOR LIGHTS WITH NEW. ADD NEW CLEARANCE BAR TO DRIVE-THRU.

8715 CENTRAL AVE. LARGO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	067 C-4	200 SHEET:	201NE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VIII		COMMUNITIES

APA: N/A

ZONING:

I-1	0.00 Acres
IE	0.71 Acres
Total:	0.71 Acres

AUTHORITY:

PLANNING DIRECTOR	SCHEDULED	06/09/2023
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FEE(S):

\$262.00	(Application Fee)
\$262.00	

APPLICANT

LINEAR ARCHITECTURE LLC
 4436 HARVARD HILL ROAD
 75244
 2143179523
 mgriffin@linear-architecture.com

AGENT

RACHEL COOPER
 12900 FOSTER ST., SUITE 270
 66213
 9133273146
 rcooper@flynnrg.com

Assigned Reviewer: LOCKHART, DOMINIQUE



Cases Accepted or Approved between: 5/1/2023 and 5/7/2023

SDP-2202 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 24746

ACCEPTED: 05/03/2023

NATIONAL CAPITAL BUSINESS PARK, PARCELS 1, 2 & 10; CONSTRUCTION OF TWO WAREHOUSE/DISTRIBUTION BUILDINGS ON PARCELS 1, 2, AND 10.

ON THE SOUTHBOUND SIDE OF US 301 AND NORTH SIDE OF LEELAND ROAD AT ITS INTERSECTION WITH OAK GROVE ROAD

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	076 E-4	200 SHEET:	202SE13
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	04
3 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	07	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	SCHEDULED		07/06/2023
SDRC MEETING	SCHEDULED		05/26/2023

FEE(S):	
_____	\$2,282.00 (Application Fee)
_____	\$2,282.00

APPLICANT
 NCBP PROPERTY, LLC
 5850 WATERLOO ROAD, SUITE 210
 21045
 410-290-1461

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

OWNER(S)
 NCBP, LLC C/O MANEKIN; 5850 WATERLOO ROAD, SUITE 200; Columbia, MD 21045

Assigned Reviewer: LOCKHART, DOMINIQUE



Cases Accepted or Approved between: 5/1/2023 and 5/7/2023

ZCL-2023-0140

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13030

ACCEPTED: 05/01/2023

ZONING CERTIFICATION LETTER; ZCL REQUEST #0140

7105 BROOKLYN BRIDGE RD LAUREL

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):	
PLANNING INFO SVS	PENDING	05/02/2023	_____	\$50.00 (ZCL Fee)
APPLICANT	ZCL LOADED TO DAMS	05/01/2023	_____	\$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: 5/1/2023 and 5/7/2023

ZCL-2023-0141

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13031

ZONING CERTIFICATION LETTER; ZCL REQUEST #0141

ACCEPTED: 05/02/2023

15700 EMERALD WAY 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:

PLANNING INFO SVS	PENDING	05/04/2023
APPLICANT	ZCL LOADED TO DAMS	05/03/2023

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: 5/1/2023 and 5/7/2023

ZCL-2023-0142

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13032

ZONING CERTIFICATION LETTER; ZCL REQUEST #0142

ACCEPTED: 05/02/2023

5350 SHERIFF ROAD CAPITOL HEIGHTS

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):	
PLANNING INFO SVS	PENDING	05/04/2023	_____	\$50.00 (ZCL Fee)
APPLICANT	ZCL LOADED TO DAMS	05/03/2023	_____	\$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: 5/1/2023 and 5/7/2023

ZCL-2023-0143

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13033

ACCEPTED: 05/03/2023

ZONING CERTIFICATION LETTER; ZCL REQUEST #0143

16131 CADILLAC DRIVE BRANDYWINE

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: DEVELOPED
GROWTH POLICY AREA:

APA:

AUTHORITY:			FEE(S):	
PLANNING INFO SVS	PENDING	05/04/2023	_____	\$50.00 (ZCL Fee)
APPLICANT	ZCL LOADED TO DAMS	05/03/2023	_____	\$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: 5/1/2023 and 5/7/2023

ZCL-2023-0144

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13034

ZONING CERTIFICATION LETTER; ZCL REQUEST #0144

ACCEPTED: 05/03/2023

16131 CADILLAC DRIVE BRANDYWINE

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:

PLANNING INFO SVS	PENDING	05/04/2023
APPLICANT	ZCL LOADED TO DAMS	05/03/2023

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: 5/1/2023 and 5/7/2023

ZCL-2023-0145

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13035

ZONING CERTIFICATION LETTER; ZCL REQUEST #0145

ACCEPTED: 05/05/2023

7730 FINNS LANE LANHAM

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:

PLANNING INFO SVS	PENDING	05/08/2023
APPLICANT	ZCL LOADED TO DAMS	05/05/2023

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: 5/1/2023 and 5/7/2023

ZCL-2023-0146

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13036

ZONING CERTIFICATION LETTER; ZCL REQUEST #0146

ACCEPTED: 05/05/2023

7732 ANNAPOLIS ROAD LANHAM

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:

PLANNING INFO SVS	PENDING	05/08/2023
APPLICANT	ZCL LOADED TO DAMS	05/05/2023

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: 5/1/2023 and 5/7/2023

ZCL-2023-0147

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13037

ZONING CERTIFICATION LETTER; ZCL REQUEST #0147

ACCEPTED: 05/05/2023

7740 ANNAPOLIS ROAD LANHAM

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):	
PLANNING INFO SVS	PENDING	05/08/2023	_____	\$50.00 (ZCL Fee)
APPLICANT	ZCL LOADED TO DAMS	05/05/2023	_____	\$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: 5/1/2023 and 5/7/2023

DSP-21034 APPROVED IN SPECIFIED RANGE
EVENT ID: 24323
ACCEPTED: 01/03/2023 ADVANCE AUTO; CONSTRUCTION OF A 6,889 SQUARE FOOT BUILDING FOR A VEHICLE PARTS OR TIRE STORE.

8424 CENTRAL AVENUE CAPITOL HEIGHTS

0 LOTS 0 UNITS DETACHED TAX MAP & GRID: 067 B-4 200 SHEET: 201NE08
0 OUTLOTS 0 UNITS ATTACHED PLANNING AREA: 72 COUNCILMANIC DISTRICT: 05
1 PARCELS 0 UNITS MULTIFAMILY ELECTION DISTRICT: 13 TIER: DEVELOPED
0 OUTPARCELS 0 TOTAL UNITS POLICE DIVISION: 11 GROWTH POLICY AREA: ESTABLISHED
6,889 GROSS FLOOR AREA (SQ FT) III COMMUNITIES

APA: N/A

Table with ZONING: CGO (0.21 Acres), LTO-e (0.93 Acres), MIO (0.00 Acres), Total (1.14 Acres)

Table with AUTHORITY: PLANNING BOARD (APPROVED 05/04/2023), PLANNING BOARD (SCHEDULED 05/04/2023), PLANNING BOARD (PENDING 03/30/2023), SDRG MEETING (SCHEDULED 01/20/2023), APPLICANT (WAIVED 01/12/2023)

Table with FEE(S): \$2,102.00 (Application Fee), \$2,102.00

APPLICANT
CENTRAL PROPERTY GROUP
8607 CENTRAL AVENUE
20743
301-808-1000

AGENT
BOHLER
16701 MELFORD BOULEVARD
20715

OWNER(S)
CENTRAL PROPERTY GROUP, LLC; 8424 CENTRAL AVE; Capitol Heights, MD 20743

Assigned Reviewer: GUPTA, MRIDULA



Cases Accepted or Approved between: 5/1/2023 and 5/7/2023

4-20021 APPROVED IN SPECIFIED RANGE

EVENT ID: 22520

ACCEPTED: 12/18/2020

BRANDYWINE WOODS (CONSERVATION SUBDIVISION); 165 LOTS 17 PARCELS, AND 1 OUTPARCEL FOR THE DEVELOPMENT OF 165 SINGLE-FAMILY DETACHED DWELLINGS IN A PUBLIC BENEFIT CONSERVATION SUBDIVISION

WEST SIDE OF TOWER RD, APPROX 400 FEET FROM INTERSECTION WITH BRANDYWINE RD (MD 381)

165 LOTS	165 UNITS DETACHED	TAX MAP & GRID:	145 E-2	200 SHEET:	217SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	85B	COUNCILMANIC DISTRICT:	09
17 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	DEVELOPING
1 OUTPARCELS	165 TOTAL UNITS	POLICE DIVISION:	13	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:
R-R 106.62 Acres
Total: 106.62 Acres

AUTHORITY:
PLANNING BOARD APPROVED 05/04/2023
PLANNING BOARD SCHEDULED 05/04/2023
STAFF PLAN CERTIFIED 06/25/2021
PLANNING BOARD APPROVED 04/15/2021
APPLICANT WAIVED 02/02/2021
SDRC MEETING SCHEDULED 01/08/2021

FEE(S):
\$12.00 (Information Mailing Fee)
\$90.00 (Sign Posting Fee)
\$250.00 (Extension Request)
<u>\$6,600.00</u> (Application Fee)
\$6,952.00

APPLICANT
TOWER TERRA, LLC.
P. O. BOX 10111
20914
301-622-9425

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

OWNER(S)
TOWER TERRA, LLC; P.O. BOX 10111; Silver Spring, MD 20914

Assigned Reviewer: DIAZ-CAMPBELL, EDDIE