



Cases Accepted or Approved between: 5/29/2023 and 6/4/2023

ADQ-2023-025

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 27267

ACCEPTED: 05/31/2023

STRICKLAND FUNERAL HOME; 1 PARCEL FOR THE DEVELOPMENT FOR 20,796 SQUARE FEET OF COMMERCIAL DEVELOPMENT.

3800 ENTERPRISE ROAD BOWIE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	053 E-3	200 SHEET:	205NE10
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	05
1 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	20,796 GROSS FLOOR AREA (SQ FT)		II		

APA: N/A

ZONING:

RR	7.39 Acres
Total:	7.39 Acres

AUTHORITY:

PLANNING DIRECTOR	PENDING	08/22/2023
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APPLICANT

STRICKLAND FUNERAL HOME
6500 ALLENTOWN ROAD

20748

AGENT

BEN DYER ASSOCIATES, INC.
11721 WOODMORE ROAD, SUITE #200

20721

301-430-2000
@bendyer.com

OWNER(S)

ERIC D STRICKLAND; 3800 ENTERPRISE RD; Bowie, MD 20721

Assigned Reviewer: DIAZ-CAMPBELL, EDDIE



Cases Accepted or Approved between: 5/29/2023 and 6/4/2023

CDP-22002 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26401

ACCEPTED: 06/01/2023

DOBSON FARMS; RESIDENTIAL DEVELOPMENT WITH A MIX OF HOUSING TYPES IN ACCORDANCE WITH APPROVED BASIC PLAN A-10059.

16305 MCKENDREE ROAD BRANDYWINE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	154 C-4	200 SHEET:	222SE05
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	09
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	15	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VII		COMMUNITIES

APA: N/A

ZONING:	AUTHORITY:	FEE(S):
LCD 581.00 Acres	PLANNING BOARD PENDING 09/07/2023	\$270.00 (Sign Posting Fee)
Total: 581.00 Acres	SDRC MEETING SCHEDULED 06/23/2023	\$47,062.00 (Application Fee)
		\$47,332.00

APPLICANT
D.R. HORTON, INC.
181 HARRY S. TRUMAN PARKWAY, SUITE #250
21401
571-329-9470

AGENT
RODGERS CONSULTING
1101 MERCANTILE LANE, SUITE 280
20774
301-948-4700

OWNER(S)
WALTON MARYLAND, LLC; 8800 N GAINEY CENTER DR; Scottsdale, AZ 85258

Assigned Reviewer: LOCKHART, DOMINIQUE



Cases Accepted or Approved between: 5/29/2023 and 6/4/2023

4-22015 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 24660

ACCEPTED: 05/31/2023

STRICKLAND FUNERAL HOME; 1 PARCEL FOR THE DEVELOPMENT FOR 20,796 SQUARE FEET OF COMMERCIAL DEVELOPMENT.

3800 ENTERPRISE ROAD BOWIE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	053 E-3	200 SHEET:	205NE10
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	05
1 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	20,796 GROSS FLOOR AREA (SQ FT)				
			II		

APA: N/A

ZONING:

RR	7.39 Acres
Total:	7.39 Acres

AUTHORITY:

PLANNING BOARD	PENDING	09/07/2023
SDRC MEETING	PENDING	06/09/2023

FEE(S):

\$2,917.00	(Application Fee)
\$2,917.00	

APPLICANT

STRICKLAND FUNERAL HOME
6500 ALLENTOWN ROAD

20748

AGENT

BEN DYER ASSOCIATES, INC.
11721 WOODMORE ROAD, SUITE #200
20721

301-430-2000
@bendyer.com

OWNER(S)

ERIC D STRICKLAND; 3800 ENTERPRISE RD; Bowie, MD 20721

Assigned Reviewer: DIAZ-CAMPBELL, EDDIE



Cases Accepted or Approved between: 5/29/2023 and 6/4/2023

SDP-1701-09 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 27128

ACCEPTED: 05/30/2023

TIMOTHY BRANCH; LIMITED MINOR AMENDMENT TO SDP-1701 TO INCLUDE AN ADDITIONAL HOME MODEL, GRAND NASSAU, TO THE PREVIOUSLY APPROVED MODELS IN THE PRIOR LAC ZONE

14201 MATTAWOMAN DRIVE BRANDYWINE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	155 B-1	200 SHEET:	219SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	09
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	13	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			V		

APA: N/A

ZONING:
LCD 76.26 Acres
Total: 76.26 Acres

AUTHORITY:
PLANNING DIRECTOR PENDING 05/30/2023

FEE(S):
\$2,000.00 (Application Fee)
\$2,000.00

APPLICANT
NVR INC.
5265 WESTVIEW DRIVE, SUITE 210
21703

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

Assigned Reviewer: PRICE, TODD



Cases Accepted or Approved between: 5/29/2023 and 6/4/2023

SDP-2101-01 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 27238

ACCEPTED: 05/30/2023

LOCUST HILL-LEELAND; REVIEW NEW ARCHITECTURAL ELEVATIONS AND PROVIDE MINOR REVISIONS TO EXISTING APPROVED ARCHITECTURAL ELEVATIONS.

14721 OAK GROVE ROAD UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	076 E-4	200 SHEET:	202SE12
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 COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				
			II		

APA: N/A

ZONING: LCD 312.16 Acres Total: 312.16 Acres	AUTHORITY: PLANNING DIRECTOR PENDING 05/30/2023	FEE(S): \$2,000.00 (Application Fee) \$2,000.00
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APPLICANT
WBLH, LLC
6731 COLUMBIA GATEWAY DRIVE, SUITE 120
COLUMBIA, MD 21046

AGENT
ESE CONSULTANTS, INC.
6731 COLUMBIA GATEWAY DRIVE, SUITE # 120
COLUMBIA, MD 21046
410-381-3025

OWNER(S)
WBLH, LLC; 7164 COLUMBIA GATEWAY, SUITE 320; Columbia, MD 21046

Assigned Reviewer: SHELLY, ANDREW



Cases Accepted or Approved between: 5/29/2023 and 6/4/2023

SKH-2023-001

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26961

ACCEPTED: 05/31/2023

IGLESIA DE JESUCRISTO PALABRA MIEL; 1 PARCEL FOR INSTITUTIONAL DEVELOPMENT IN SUSTAINABLE GROWTH TIER IV.

12301 CROSS ROAD TRAIL BRANDYWINE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	136 F-4	200 SHEET:	216SE11
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	86A	COUNCILMANIC DISTRICT:	05
1 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	13	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREA
	0 GROSS FLOOR AREA (SQ FT)		V		

APA: N/A

ZONING:	
AG	43.38 Acres
Total:	43.38 Acres

AUTHORITY:			
PLANNING DIRECTOR	PENDING		07/21/2023
SDRC MEETING	SCHEDULED		06/09/2023

APPLICANT

RIGOBERTO PEREZ
12301 CROSSROAD TRAIL

20613

2404608632
rigoberto8632@gmail.com

AGENT

ANDREA STIRTON, AMT ENGINEERING, INC.
800 KING FARM BLVD, 4TH FLOOR
20850

301-881-2545
ASTIRTON@AMTENGINEERING.COM

OWNER(S)

ANIBAL ESTRADA JIMENEZ; 12301 CROSS ROAD TRAIL; Brandywine, MD 20613

Assigned Reviewer: DIAZ-CAMPBELL, EDDIE



Cases Accepted or Approved between: 5/29/2023 and 6/4/2023

ZCL-2023-0192

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13082

ACCEPTED: 05/31/2023

ZONING CERTIFICATION LETTER; ZCL REQUEST #0192

4142 BUNKER HILL RD COTTAGE CITY

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	06/01/2023	_____	\$50.00 (ZCL Fee)
APPLICANT	ZCL LOADED TO DAMS	05/31/2023	_____	\$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: 5/29/2023 and 6/4/2023

CSP-21001 APPROVED IN SPECIFIED RANGE

EVENT ID: 23763

ACCEPTED: 03/23/2023

LINDA LANE PROPERTY; MIXED USE DEVELOPMENT FOR 105 MULTIFAMILY UNITS AND 104,600 SQ. FT. OF COMMERCIAL/RETAIL SPACE

5620 LINDA LANE TEMPLE HILLS

1 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	098 A-2	200 SHEET:	208SE05
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	08
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	06	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	12	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		IV		COMMUNITIES

APA: N/A

ZONING:	
CN	6.00 Acres
MIO	0.00 Acres
Total:	6.00 Acres

AUTHORITY:			
PLANNING BOARD	APPROVED	06/01/2023	
SDRC MEETING	SCHEDULED	04/14/2023	

FEE(S):	
\$90.00	(Sign Posting Fee)
\$1,512.00	(Application Fee)
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\$1,602.00	

APPLICANT
CURTIS INVESTMENT GROUP, INC.
5620 LINDA LANE
20748

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

OWNER(S)
CURTIS PROPERTIES, INC.; 5620 LINDA LANE; Temple Hills, MD 20748

Assigned Reviewer: LOCKHART, DOMINIQUE



Cases Accepted or Approved between: 5/29/2023 and 6/4/2023

4-22072 APPROVED IN SPECIFIED RANGE

EVENT ID: 26575

ACCEPTED: 04/19/2023

NEZIANYA SUBDIVISION (MINOR); 2 LOTS FOR SINGLE-FAMILY DETACHED DEVELOPMENT.

3800 SELLMAN ROAD BELTSVILLE

2 LOTS	2 UNITS DETACHED	TAX MAP & GRID:	018 D-2	200 SHEET:	214NE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	61	COUNCILMANIC DISTRICT:	01
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	01	TIER:	DEVELOPING
0 OUTPARCELS	2 TOTAL UNITS	POLICE DIVISION:	14	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VI		COMMUNITIES

APA: N/A

ZONING:

RSF-95	4.06 Acres
Total:	4.06 Acres

AUTHORITY:

PLANNING DIRECTOR	APPROVED	06/01/2023
STAFF	PLAN CERTIFIED	06/01/2023
SDRC MEETING	SCHEDULED	04/28/2023

FEE(S):

_____	\$762.00 (Application Fee)
_____	\$762.00

APPLICANT

DANIEL NEZIANYA
3800 SELLMAN ROAD
202-607-4661

20705

AGENT

SCUDDER, TRACI R.
137 NATIONAL PLAZA, #300
240-397-3625
TRACISCUDDER@GMAIL.COM

20745

OWNER(S)

NEZIANYA, DANIEL; 3800 SELLMAN ROAD; Beltsville, MD 20705

Assigned Reviewer: DIAZ-CAMPBELL, EDDIE



Cases Accepted or Approved between: 5/29/2023 and 6/4/2023

SDP-0307-H22

APPROVED IN SPECIFIED RANGE

EVENT ID: 26780

ACCEPTED: 04/19/2023

CAMERON GROVE LOT 170 SUNROOM ADDITION; BUILD 20FT WIDE BY 14FT DEEP SUNROOM BEHIND HOME.

13004 ROBERSON PLACE UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	069 B-3	200 SHEET:	201NE11
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	06
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:	AUTHORITY:	FEE(S):
LCD 0.12 Acres	PLANNING DIRECTOR APPROVED 05/31/2023	\$50.00 (Application Fee)
Total: 0.12 Acres	STAFF CERTIFIED 05/31/2023	\$50.00

APPLICANT
 WYRON MORALES
 9333 4TH ST
 LANHAM, MD 20706
 3018601027
 info@longcreekconstruction.com

AGENT
 LONG CREEK CONSTRUCTION, LTD
 9333 4TH STREET
 LANHAM, MD 20706

OWNER(S)
 KEENAN SARAT; 13004 ROBERSON PLACE; Upper Marlboro, MD 20774

Assigned Reviewer: BYNUM, ANGELE