



Cases Accepted or Approved between: 4/10/2023 and 4/16/2023

DSP-19009-02 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26681

ACCEPTED: 04/12/2023

WESTPHALIA EAST; AMENDMENT FOR THE INCLUSION OF PREVIOUSLY APPROVED ARCHITECTURE SHOWN IN THE UMBRELLA ARCHITECTURE BOOK FOR DSP-13001-03 INTO THE WESTPHALIA EAST SITE PLAN DSP-19009-01

4901 MELWOOD PLACE UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	091 A-4	200 SHEET:	207SE09
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:	16	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VIII		COMMUNITIES

APA: N/A

ZONING:

MIO	0.00 Acres
TAC-e	58.03 Acres
Total:	58.03 Acres

AUTHORITY:

PLANNING DIRECTOR	PENDING	05/12/2023
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FEE(S):

\$2,000.00	(Application Fee)
<u> </u>	
\$2,000.00	

APPLICANT

RYAN HOMES
10003 DEREKWOOD LANE
LANHAM, MD 20706
2403981538
mmchale@nvrinc.Com

AGENT

DEWBERRY ENGINEERS INC
4601 FORBES BLVD
LANHAM, MD 20706
3013641862
nsnyder@dewberry.com

OWNER(S)

WESTPHALIA MD LP; 448 VIKING DRIVE; Virginia Beach, VA 23452

Assigned Reviewer: BYNUM, ANGELE



Cases Accepted or Approved between: 4/10/2023 and 4/16/2023

SDP-8419-H8 ACCEPTED IN SPECIFIED RANGE
EVENT ID: 26689
ACCEPTED: 04/10/2023 ENFIELD CHASE, LOT 61 BLOCK A DECK; ADD 12X12 DECK OVER SETBACKS

15201 EMORY COURT BOWIE(MUNICIPAL)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	055 A-3	200 SHEET:	205NE13
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:	
LCD	0.13 Acres
Total:	0.13 Acres

AUTHORITY:		
PLANNING BOARD	PENDING	06/15/2023

FEE(S):	
_____	\$80.00 (Application Fee)
_____	\$80.00

APPLICANT
DEAN SHILLINGFORD ET AL
15201 EMORY CT
BOWIE, MD 20716

AGENT
DEAN SHILLINGFORD
15201 EMORY COURT
BOWIE, MD 20716
2406064088
dsford55@gmail.com

Assigned Reviewer: BYNUM, ANGELE



Cases Accepted or Approved between:

4/10/2023

and

4/16/2023

SDP-8945-08

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 24735

ACCEPTED: 04/13/2023

TERNBERRY DEVELOPMENT; ARCHITECTURE FOR SINGLE FAMILY DETACHED, LOTS 28-31 AND ATTACHED, LOTS 49-54

LOCATED ON THE SOUTH SIDE OF PENNSBURY DRIVE APPROXIMATELY 530 FEET NORTH OF ITS INTERSECTION WITH MD214(CENTRAL AVENUE)

10 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	070 C-2	200 SHEET:	202NE14
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 COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				
			II		

APA: N/A

ZONING:	
LCD	1.00 Acres
Total:	1.00 Acres

AUTHORITY:			
PLANNING BOARD	SCHEDULED		06/22/2023
SDRC MEETING	SCHEDULED		04/28/2023

FEE(S):	
\$240.00	(Sign Posting Fee)
\$2,122.00	(Application Fee)
<u>\$2,362.00</u>	

APPLICANT

A. R. BUILDERS INC
163 RYAN ROAD

21122

arbuildersinc79@gmail.com

AGENT

CENTURY ENGINEERING, INC.
16901 MELFORD BLVD, SUITE 129
20715

410-832-6586

OWNER(S)

HOME INNOVATION RESEARCH LABORATORY; 400 PRINCE'S GEORGE'S BLVD; Upper Marlboro, MD 20774

Assigned Reviewer: PRICE, TODD



Cases Accepted or Approved between: 4/10/2023 and 4/16/2023

ZCL-2023-0110

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13000

ACCEPTED: 04/11/2023

ZONING CERTIFICATION LETTER; ZCL REQUEST #0110

9261 ALAKING COURT 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	04/13/2023	_____	\$50.00 (ZCL Fee)
APPLICANT	ZCL LOADED TO DAMS	04/11/2023	_____	\$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: 4/10/2023 and 4/16/2023

ZCL-2023-0111

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13001

ZONING CERTIFICATION LETTER; ZCL REQUEST #0111

ACCEPTED: 04/11/2023

2350 SCHUSTER DRIVE 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: 0
NU

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

APA:

AUTHORITY:			FEE(S):	
PLANNING INFO SVS	PENDING	04/13/2023	_____	\$50.00 (ZCL Fee)
APPLICANT	ZCL LOADED TO DAMS	04/11/2023	_____	\$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: 4/10/2023 and 4/16/2023

ZCL-2023-0112

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13002

ZONING CERTIFICATION LETTER; ZCL REQUEST #0112

ACCEPTED: 04/11/2023

3329 75TH AVE LANDOVER

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	04/13/2023
APPLICANT	ZCL LOADED TO DAMS	04/11/2023

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: 4/10/2023 and 4/16/2023

ZCL-2023-0113

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13003

ZONING CERTIFICATION LETTER; ZCL REQUEST #0113 & #0114

ACCEPTED: 04/13/2023

2700 KAVERTON DISTRICT 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	04/17/2023	_____	\$50.00 (ZCL Fee)
APPLICANT	ZCL LOADED TO DAMS	04/14/2023	_____	\$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: 4/10/2023 and 4/16/2023

ZCL-2023-0114

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13004

ACCEPTED: 04/13/2023

ZONING CERTIFICATION LETTER; ZCL REQUEST #0113 & #0114

2698 KAVERTON DISTRICT 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	04/17/2023	_____	\$50.00 (ZCL Fee)
APPLICANT	ZCL LOADED TO DAMS	04/14/2023	_____	\$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: 4/10/2023 and 4/16/2023

ZCL-2023-0115

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13005

ZONING CERTIFICATION LETTER; ZCL REQUEST #115

ACCEPTED: 04/13/2023

LOTS
OUTLOTS
PARCELS
OUTPARCELS

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

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

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

APA:

AUTHORITY: APPLICANT	ZCL LOADED TO DAMS	04/14/2023	FEE(S): \$50.00 (ZCL Fee) \$50.00
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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: 4/10/2023 and 4/16/2023

DSP-22028 APPROVED IN SPECIFIED RANGE

EVENT ID: 25684

ACCEPTED: 01/17/2023

FAIRWOOD SQUARE; CONSTRUCTION OF 200 SINGLE FAMILY ATTACHED (TOWNHOUSE) UNITS.

LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MD 193 (ENTERPRISE ROAD AND MD 450 (ANNAPOLIS ROAD)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	045 E-3	200 SHEET:	207NE11
0 OUTLOTS	200 UNITS ATTACHED	PLANNING AREA:	71A	COUNCILMANIC DISTRICT:	06
3 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	07	TIER:	DEVELOPING
0 OUTPARCELS	200 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	5,000 GROSS FLOOR AREA (SQ FT)				

II

APA: N/A

ZONING:	
RE	22.29 Acres
Total:	22.29 Acres

AUTHORITY:		
PLANNING BOARD	APPROVED	04/13/2023
PLANNING BOARD	SCHEDULED	03/30/2023
PLANNING BOARD	CONTINUED	03/30/2023
PLANNING BOARD	SCHEDULED	03/23/2023
PLANNING BOARD	CONTINUED	03/23/2023
SDRC MEETING	SCHEDULED	02/03/2023

FEE(S):	
\$4,192.00	(Application Fee)
<u>\$4,192.00</u>	

APPLICANT
 TIMBERLAKE HOME
 304 HARRY S. TRUMAN PARKWAY, SUITE M
 21040
 4438373110

AGENT
 SOLTESZ, LLC.
 4300 FORBES BOULEVARD, SUITE #230
 20706
 301-794-7555

OWNER(S)
 IRMGARD H. HAWKINS BY-PASS TRUST; 12205 ANNAPOLIS ROAD; Bowie, MD 20720



Cases Accepted or Approved between:

4/10/2023

and

4/16/2023

Assigned Reviewer: SHELLY, ANDREW



Cases Accepted or Approved between:

4/10/2023

and

4/16/2023

4-08002 APPROVED IN SPECIFIED RANGE

EVENT ID: 9838

ACCEPTED: 01/29/2009

WESTPHALIA CENTER; MIXED-USE, COMMERCIAL & RESIDENTIAL

N. OF PENNSYLVANIA AVE, (MD4) EXT. FROM SUITLAND PKWY INTRCHANGE TO WOODYARD RD (IC)W.OF MELWOOD RD.

1,352 LOTS	172 UNITS DETACHED	TAX MAP & GRID:	090 F-4	200 SHEET:	207SE09
0 OUTLOTS	1,711 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
211 PARCELS	2,473 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	4,356 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	5,900,000 GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:

M-X-T	482.57 Acres
Total:	482.57 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	04/13/2023
PLANNING BOARD	SCHEDULED	02/23/2023
APPLICANT	PENDING	01/24/2023
APPLICANT	RFA FILED	08/24/2022
APPLICANT	RFA FILED	08/01/2022
APPLICANT	RFA FILED	04/28/2022
PLANNING BOARD	APPROVED	12/09/2021
STAFF	VERIFIED	12/11/2018
PLANNING BOARD	APPROVED	06/04/2009
SDRC MEETING	NONE	02/20/2009

FEE(S):

\$250.00	(Extension Request)
\$600.00	(Sign Posting Fee)
<u>\$34,430.50</u>	(Application Fee)
\$35,280.50	

APPLICANT

SANDLER AT WESTPHALIA LLC
4110 MELWOOD ROAD

20772

301-982-9400

AGENT

DEWBERRY & DAVIS
200 HARRY TRUMAN PARKWAY

21401

261-8707



Cases Accepted or Approved between:

4/10/2023

and

4/16/2023

Assigned Reviewer: HEATH, ANTOINE



Cases Accepted or Approved between: 4/10/2023 and 4/16/2023

4-18031 APPROVED IN SPECIFIED RANGE

EVENT ID: 21750

ACCEPTED: 01/08/2020

ACCOKEEK PROPERTY; 11 LOTS AND 2 PARCELS FOR THE DEVELOPMENT OF 11 SINGLE-FAMILY DETACHED DWELLINGS

15650 INDIAN HEAD HIGHWAY ACCOKEEK

11 LOTS	11 UNITS DETACHED	TAX MAP & GRID:	151 F-4	200 SHEET:	220SE01
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	84	COUNCILMANIC DISTRICT:	09
2 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	05	TIER:	DEVELOPING
0 OUTPARCELS	11 TOTAL UNITS	POLICE DIVISION:	15	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			VII		

APA: N/A

ZONING:

R-R	9.18 Acres
Total:	9.18 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	04/13/2023
APPLICANT	PENDING	03/21/2023
PLANNING BOARD	SCHEDULED	05/05/2022
APPLICANT	TRANSMITTED	03/31/2022
STAFF	PLAN CERTIFIED	07/16/2021
PLANNING BOARD	APPROVED	03/12/2020
SDRC MEETING	SCHEDULED	01/24/2020

FEE(S):

\$60.00	(Sign Posting Fee)
\$250.00	(Extension Request)
<u>\$1,325.00</u>	(Application Fee)
\$1,635.00	

APPLICANT

ANFG ACCOKEEK, LLC
1553 EDMONSTON ROAD

20705

AGENT

KCI TECHNOLOGIES, INC.
936 RIDGEBROOK ROAD

21152

OWNER(S)

BERNADO R FLORES; 15650 INDIAN HEAD HIGHWAY; Accokeek, MD 20607



Cases Accepted or Approved between:

4/10/2023

and

4/16/2023

Assigned Reviewer: HEATH, ANTOINE



Cases Accepted or Approved between: 4/10/2023 and 4/16/2023

4-19044 APPROVED IN SPECIFIED RANGE

EVENT ID: 22241

ACCEPTED: 01/26/2021

METRO CITY; 72 LOTS AND 11 PARCELS FOR SINGLE-FAMILY ATTACHED DEVELOPMENT, 1,221 MULTI-FAMILY UNITS, AND 147,400 SF OF RETAIL.

1000 ROLLINS ROAD CAPITOL HEIGHTS(MUNICIPAL)

72 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	073 C-3	200 SHEET:	202SE06
0 OUTLOTS	72 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	07
11 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	DEVELOPED
0 OUTPARCELS	72 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	147,400 GROSS FLOOR AREA (SQ FT)		VIII		

APA: N/A

ZONING:

M-X-T	39.68 Acres
Total:	39.68 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	04/13/2023
STAFF	PLAN CERTIFIED	07/16/2021
PLANNING BOARD	APPROVED	04/22/2021
SDRC MEETING	SCHEDULED	02/19/2021

FEE(S):

\$10,962.00	(Application Fee)
\$10,962.00	

APPLICANT

METRO CITY, LLC (KUSHNER INVESTMENT)
10701 LADY SLIPPER
20852

AGENT

CAPITOL DEVELOPMENT DESIGN, INC.
4600 POWDER MILL ROAD, SUITE #200
20705

301-937-3501
perez@cddi.net

@ANDY INTERDONATO

OWNER(S)

METRO CITY; 10701 LADY SLIPPER; Rockville, MD 20852

Assigned Reviewer: HEATH, ANTOINE



Cases Accepted or Approved between: 4/10/2023 and 4/16/2023

4-21024 APPROVED IN SPECIFIED RANGE

EVENT ID: 23877

ACCEPTED: 02/28/2023

ELIZABETH HOMES; 3 LOTS FOR THE DEVELOPMENT OF 3 SINGLE-FAMILY DETACHED DWELLINGS (ONE OF WHICH IS EXISTING).

7201 LEONA STREET DISTRICT HEIGHTS

3 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	089 E-1	200 SHEET:	205SE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	06	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)		VIII		

APA: N/A

ZONING:

RSF-95	1.00 Acres
Total:	1.00 Acres

AUTHORITY:

PLANNING DIRECTOR	APPROVED	04/10/2023
STAFF	PLAN CERTIFIED	04/10/2023
SDRC MEETING	SCHEDULED	03/17/2023

FEE(S):

\$1,012.00	(Application Fee)
\$1,012.00	

APPLICANT

OLAJIDE M OSUNJIMI
1819 BARRINGTON COURT

20721

301-442-7003

AGENT

OLAJIDE MICHAEL OSUNJIMI
P O BOX 1704

20717

301-442-7003
jhydej@msn.com

Assigned Reviewer: HEATH, ANTOINE