



Cases Accepted or Approved between: 6/26/2023 and 7/2/2023

DSP-03098-07 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26928

ACCEPTED: 06/30/2023

METROPOLITAN AT COLLEGE PARK; ADJUST THE PREVIOUSLY APPROVED UNIT COMPOSITION BY REMOVING 14 MULTIFAMILY UNITS AND INCREASE PARKING GARAGE SPACES BY 22

9091 BALTIMORE AVENUE COLLEGE PARK(MUNICIPAL)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	025 D-3	200 SHEET:	211NE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	03
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	9	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:
D-D-O 0.00 Acres
M-U-I 4.22 Acres
Total: 4.22 Acres

AUTHORITY:
PLANNING DIRECTOR PENDING 06/30/2023

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

APPLICANT
 METROPOLITAN DEVELOPMENT GROUP, LLC.
 8521 LEESBURG PIKE, SUITE #720
 22182
 703-839-8355
 @CARLOS VAZQUEZ

AGENT
 ARTHUR J. HORNE, JR. ESQ.
 1101 MERCANTILE LANE SUITE 240
 20774
 301-925-1800
 ahorne@shpa.com

Assigned Reviewer: LOCKHART, DOMINIQUE



Cases Accepted or Approved between: 6/26/2023 and 7/2/2023

DSP-22025 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 25306

ACCEPTED: 06/30/2023

FUTURE STARS EARLY LEARNING CENTER; DEVELOPMENT OF A DAY CARE CENTER FOR CHILDREN WITH A MAXIMUM ENROLLMENT OF 20 STUDENTS

5224 MARLBORO PIKE CAPITOL HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	072 F-4	200 SHEET:	203SE05
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	07
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	18	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:

CGO	1.63 Acres
Total:	1.63 Acres

AUTHORITY:

PLANNING BOARD	PENDING	10/05/2023
SDRC MEETING	SCHEDULED	07/21/2023

FEE(S):

\$112.00	(Application Fee)
\$120.00	(Sign Posting Fee)
<u>\$232.00</u>	

APPLICANT

FUTURE STARS EARLY LEARNING CENTER
5244 MARLBORO PIKE
CAPITOL HEIGHTS, MD 20743
3012353755
futurestarsearlylearningcenter@gmail.com

AGENT

CHANTELLE COLES-JACKSON
5244 MARLBORO PIKE
CAPITOL HEIGHTS, MD 20743
2025917230
futurestarsearlylearningcenter@gmail.com

OWNER(S)

CHIE P AND ETHEL S WU; 14 WETHERFIELD COURT; Potomac, MD 20854

Assigned Reviewer: SHELLY, ANDREW



Cases Accepted or Approved between: 6/26/2023 and 7/2/2023

5-23038 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26912

ACCEPTED: 06/28/2023

NATIONAL HARBOR, PLAT 30; PLAT 30 PARCEL 30

400 OXON HILL ROAD OXON HILL

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	104 E-3	200 SHEET:	210SW01
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	08
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	12	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:

RR	2.85 Acres
Total:	2.85 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	07/06/2023
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FEE(S):

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

APPLICANT

RON WAGNER
12500 FAIR OAKS CIRCLE, SUITE 400
22033
703-631-7512

AGENT

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

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 6/26/2023 and 7/2/2023

4-22056 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 25481

ACCEPTED: 06/26/2023

CAPITAL ELECTRIC; 1 PARCEL FOR 525,120 SF OF INDUSTRIAL DEVELOPMENT, OF WHICH 362,880 SF IS EXISTING.

ON THE SOUTH SIDE OF WESTPHALIA ROAD, APPROXIMATELY 0.5 MILE EAST OF ITS INTERSECTION WITH MD 4

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	090 C-1	200 SHEET:	205SE08
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:	16	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	525,120 GROSS FLOOR AREA (SQ FT)		VIII		

APA: N/A

ZONING: RMF-20 45.40 Acres Total: 45.40 Acres	AUTHORITY: PLANNING BOARD PENDING 09/07/2023 SDRC MEETING SCHEDULED 07/07/2023	FEE(S): \$6,097.00 (Application Fee) \$6,097.00
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APPLICANT
 CAPITAL WESTPHALIA REAL ESTATE, LLC
 530 WALNUT ST., SUITE 1650
 19106
 843-408-8609

AGENT
 ARTHUR J. HORNE, JR. ESQ.
 1101 MERCANTILE LANE SUITE 240
 20774
 301-925-1800
 ahome@shpa.com

OWNER(S)
 CAPITAL WESTPHALIA REAL ESTATE, LLC; 530 WALNUT ST., SUITE 1650; Philadelphia, PA 19106

Assigned Reviewer: GUPTA, MRIDULA



Cases Accepted or Approved between: 6/26/2023 and 7/2/2023

ROSP-4791-01

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26268

ACCEPTED: 06/30/2023

RIDERWOOD OUTDOOR FITNESS CENTER; MINOR SITE PLAN REVISION TO SE-4791 TO ADD OUTDOOR RECREATIONAL AMENITIES.

3140 GRACEFIELD ROAD BELTSVILLE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	012 B-3	200 SHEET:	213NE03
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	61	COUNCILMANIC DISTRICT:	01
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	01	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	14	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VI		COMMUNITIES

APA: N/A

ZONING:

AG	103.00 Acres
Total:	103.00 Acres

AUTHORITY:

PLANNING DIRECTOR	PENDING	07/31/2023
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FEE(S):

\$1,387.00	(Application Fee)
\$1,387.00	

APPLICANT

SILVER OAKS CAMPUS, LLC
701 MAIDEN CHOICE LANE
21228
410-242-2880

AGENT

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

Assigned Reviewer: LOCKHART, DOMINIQUE



Cases Accepted or Approved between: 6/26/2023 and 7/2/2023

ZCL-2023-0226

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13116

ACCEPTED: 06/26/2023

ZONING CERTIFICATION LETTER; ZCL REQUEST #0226 TO #0230

3206 POWDER MILL RD 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:

PLANNING INFO SVS	PENDING	06/30/2023
APPLICANT	ZCL LOADED TO DAMS	06/27/2023

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: 6/26/2023 and 7/2/2023

ZCL-2023-0227

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13117

ACCEPTED: 06/26/2023

ZONING CERTIFICATION LETTER; ZCL REQUEST #0226 TO #230

3210 POWDER MILL RD 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:

PLANNING INFO SVS	PENDING	06/30/2023
APPLICANT	ZCL LOADED TO DAMS	06/27/2023

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: 6/26/2023 and 7/2/2023

ZCL-2023-0228

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13118

ACCEPTED: 06/26/2023

ZONING CERTIFICATION LETTER; ZCL REQUEST #0226 TO #0230

3200 POWDER MILL RD 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:

PLANNING INFO SVS	PENDING	06/30/2023
APPLICANT	ZCL LOADED TO DAMS	06/27/2023

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: 6/26/2023 and 7/2/2023

ZCL-2023-0229

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13119

ACCEPTED: 06/26/2023

ZONING CERTIFICATION LETTER; ZCL REQUEST #0226 TO #0230

3220 POWDER MILL RD 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	06/30/2023	_____	\$50.00 (ZCL Fee)
APPLICANT	ZCL LOADED TO DAMS	06/27/2023	_____	\$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: 6/26/2023 and 7/2/2023

ZCL-2023-0230

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13120

ACCEPTED: 06/26/2023

ZONING CERTIFICATION LETTER; ZCL REQUEST #0226 TO #0230

3214 POWDER MILL RD 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:

PLANNING INFO SVS	PENDING	06/30/2023
APPLICANT	ZCL LOADED TO DAMS	06/27/2023

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: 6/26/2023 and 7/2/2023

ZCL-2023-0231

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13121

ZONING CERTIFICATION LETTER; ZCL REQUEST #0231

ACCEPTED: 06/27/2023

4414 31 ST 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:

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

0

NU

APA:

AUTHORITY:			FEE(S):	
PLANNING INFO SVS	PENDING	06/30/2023	_____	\$50.00 (ZCL Fee)
APPLICANT	ZCL LOADED TO DAMS	06/27/2023	_____	\$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: 6/26/2023 and 7/2/2023

ZCL-2023-0232

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13122

ZONING CERTIFICATION LETTER; ZCL REQUEST #0232

ACCEPTED: 06/27/2023

9420 GRAND BLVD 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: 0
NU

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

APA:

AUTHORITY:			FEE(S):	
PLANNING INFO SVS	PENDING	06/30/2023	_____	\$50.00 (ZCL Fee)
APPLICANT	ZCL LOADED TO DAMS	06/27/2023	_____	\$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: 6/26/2023 and 7/2/2023

ZMA-2022-005

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 25581

ACCEPTED: 06/27/2023

HYDE LANDING; ZONING MAP AMENDMENT REQUEST TO REZONE PROPERTY FROM LCD TO MU-PD.

4401 STEED ROAD CLINTON

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	124 C-2	200 SHEET:	212SE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	81B	COUNCILMANIC DISTRICT:	09
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	05	TIER:	
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 425.46 Acres	PLANNING BOARD SCHEDULED 09/14/2023	\$49,172.00 (Application Fee)
Total: 425.46 Acres	SDRC MEETING SCHEDULED 07/21/2023	\$49,172.00

APPLICANT
 HYDE FIELD ACQUISITION LLC
 5265 WESTVIEW DR, SUITE 210
 21703
 240-658-6391
 CHOWE@RODGERS.COM

AGENT
 RODGERS CONSULTING, INC.
 1101 MERCANTILE LANE, SUITE 280
 20774
 301-948-4700
 CHOWE@RODGERS.COM

Assigned Reviewer: LOCKHART, DOMINIQUE



Cases Accepted or Approved between: 6/26/2023 and 7/2/2023

DSP-22014 APPROVED IN SPECIFIED RANGE

EVENT ID: 24957

ACCEPTED: 03/17/2023

WOOD PROPERTY; CONSTRUCTION OF 88 RESIDENTIAL TOWNHOUSE UNITS.

LOCATED ON THE NORTH SIDE OF ARMSTRONG LANE, APPROXIMATELY 450 FEET WEST OF ITS INTERSECTION WITH PRESIDENTIAL PARKWAY.

88 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	090 C-2	200 SHEET:	206SE08
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 COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)		VIII		

APA: N/A

ZONING:	
TAC-e	18.09 Acres
Total:	18.09 Acres

AUTHORITY:			
PLANNING BOARD	APPROVED		06/29/2023
PLANNING BOARD	PENDING		05/18/2023
SDRC MEETING	SCHEDULED		03/31/2023

FEE(S):	
\$1,552.00	(Application Fee)
\$1,552.00	

APPLICANT
ADC BUILDERS INC. C/O ALAN COHEN
6290 MONTROSE ROAD
20852
301-692-4000

AGENT
CHARLES P. JOHNSON & ASSOCIATES, INC.
1751 ELTON ROAD, SUITE #300
20903
301-434-7000
sstewart@cpja.com

OWNER(S)
SAMUEL T. WOOD MARTIAL TRUST; 3704 CEDAR DRIVE; Riva, MD 21140

Assigned Reviewer: SHELLY, ANDREW