



Cases Accepted or Approved between: 8/7/2023 and 8/14/2023

CP-22003 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26478

ACCEPTED: 08/11/2023

TREASURE COVE; DEVELOPMENT OF A SINGLE-FAMILY RESIDENCE IN THE L-D-O CBCA ZONE.

9215 OVERLOOK TRAIL FORT WASHINGTON

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	113 C-4	200 SHEET:	212SW01
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	0.85 Acres
Total:	0.85 Acres

AUTHORITY:		
PLANNING DIRECTOR	PENDING	10/10/2023

FEE(S):	
\$30.00	(Sign Posting Fee)
\$512.00	(Application Fee)
<u> </u>	
\$542.00	

APPLICANT
DAMIEN & DONNA DOWNING
8504 OSPREY COURT
20744

AGENT
CAPITOL DEVELOPMENT DESIGN INC
4600 POWDER MILL ROAD, SUITE 200
20705
301-937-3501
Ruicao@cddi.net

OWNER(S)
DAMIEN AND DONNA DOWNING; 8504 OSPREY CT; Fort Washington, MD 20744

Assigned Reviewer: LOCKHART, DOMINIQUE



Cases Accepted or Approved between: 8/7/2023 and 8/14/2023

DSP-20054-01

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 27287

ACCEPTED: 08/10/2023

ENCLAVE AT BRANDYWINE; AMENDMENT TO ARCHITECTURE AND SQUARE FOOTAGE OF 104 SINGLE-FAMILY ATTACHED DWELLINGS APPROVED IN DSP-20054.

15801 GENERAL LAFAYETTE BLVD BRANDYWINE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	154 E-4	200 SHEET:	220SE06
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:	15	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VII		COMMUNITIES

APA: N/A

ZONING:

RSF-A	19.11 Acres
Total:	19.11 Acres

AUTHORITY:

PLANNING BOARD	SCHEDULED	11/02/2023
SDRC MEETING	SCHEDULED	09/01/2023

FEE(S):

\$60.00	(Sign Posting Fee)
\$2,012.00	(Application Fee)
\$2,072.00	

APPLICANT

FOULGER-PRATT DEVELOPMENT, LLC.
12435 PARK POTOMAC AVENUE, SUITE 200
20854
240-499-7631

AGENT

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

OWNER(S)

SAGE VENTURES, LLC; 1777 REISTERTOWN ROAD, EAST BUILDING, SUITE 445; Pikesville, MD 21208

Assigned Reviewer: HUANG, TE-SHENG (EMERY)



Cases Accepted or Approved between: 8/7/2023 and 8/14/2023

ROSP-2381-01

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26837

ACCEPTED: 08/08/2023

ADELPHI POOL; RENOVATION AND UPGRADE OF EXISTING COMMUNITY POOL

9440 RIGGS ROAD HYATTSVILLE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	024 E-2	200 SHEET:	211NE02
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	65	COUNCILMANIC DISTRICT:	02
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	9	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

APA: N/A

ZONING:	
RR	5.29 Acres
Total:	5.29 Acres

AUTHORITY:		
PLANNING DIRECTOR	PENDING	09/15/2023

FEE(S):	
\$2,012.00	(Application Fee)
\$2,012.00	

APPLICANT

ADELPHI RECREATION, INC
9440/9442 RIGGS ROAD

20783

ELISJO@YAHOO.COM

AGENT

WILLIAM SHIPP
7850 WALKER DRIVE

20770

3015723248
WSHIPP@OMNG.COM

Assigned Reviewer: PRICE, TODD



Cases Accepted or Approved between: 8/7/2023 and 8/14/2023

ZCL-2023-0268

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13158

ZONING CERTIFICATION LETTER; ZCL REQUEST #0268

ACCEPTED: 08/07/2023

3705 RHODE ISLAND AVE 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: DEVELOPED
GROWTH POLICY AREA:

APA:

AUTHORITY:

PLANNING INFO SVS	PENDING	08/10/2023
PLANNING INFO SVS	PENDING	08/09/2023
APPLICANT	ZCL LOADED TO DAMS	08/07/2023

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: 8/7/2023 and 8/14/2023

ZCL-2023-0269

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13159

ZONING CERTIFICATION LETTER; ZCL REQUEST #0269

ACCEPTED: 08/08/2023

15801 GENERAL LAFAYETTE BLVD 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:
GROWTH POLICY AREA:

APA:

AUTHORITY:			FEE(S):	
PLANNING INFO SVS	PENDING	08/10/2023	\$50.00	(ZCL Fee)
APPLICANT	ZCL LOADED TO DAMS	08/08/2023	\$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: 8/7/2023 and 8/14/2023

ZCL-2023-0270

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13160

ZONING CERTIFICATION LETTER; ZCL REQUEST #0270

ACCEPTED: 08/08/2023

5818 RIGGS ROAD 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:

ZONING:

CGO 0.60 Acres
Total: 0.60 Acres

AUTHORITY:

PLANNING INFO SVS PENDING 08/10/2023
PLANNING INFO SVS PENDING 08/10/2023
APPLICANT ZCL LOADED TO DAMS 08/08/2023

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: 8/7/2023 and 8/14/2023

ZCL-2023-0271

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13161

ZONING CERTIFICATION LETTER; ZCL REQUEST #0271

ACCEPTED: 08/09/2023

10311 WESTPHALIA ROAD 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:

ZONING:

LCD 148.71 Acres
Total: 148.71 Acres

AUTHORITY:

PLANNING INFO SVS	PENDING	08/10/2023
PLANNING INFO SVS	PENDING	08/10/2023
PLANNING INFO SVS	SENT TO VETTING	08/10/2023
PLANNING INFO SVS	VETTING COMPLETED	08/10/2023
APPLICANT	ZCL LOADED TO DAMS	08/09/2023

FEE(S):

_____ (ZCL Fee)
\$0.00

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: 8/7/2023 and 8/14/2023

ZCL-2023-0272

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13162

ZONING CERTIFICATION LETTER; ZCL REQUEST #0272

ACCEPTED: 08/11/2023

10501 WESTPHALIA ROAD 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:

ZONING:

LCD 11.66 Acres
Total: 11.66 Acres

AUTHORITY:

PLANNING INFO SVS PENDING 08/14/2023
APPLICANT ZCL LOADED TO DAMS 08/11/2023

FEE(S):

_____ (ZCL Fee)
\$0.00

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: 8/7/2023 and 8/14/2023

ACL-2023-003 APPROVED IN SPECIFIED RANGE
EVENT ID: 27214

ACCEPTED: 07/10/2023

7623 SOUTH OSBORNE ROAD PROPERTY - DULEY PROPERTY, PARCEL A; REPLACEMENT OF AN EXISTING SIT DOWN RESTAURANT DEVELOPED IN 1983 WITH A CHIPOTLE FAST CASUAL RESTUARANT WITH DRIVE THROUGH & MOBILE ONLINE ORDERING & NO ORDER BOX ON SITE
7623 SOUTH OSBORNE ROAD UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	109 F-3	200 SHEET:	210SE11
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	13	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

V

APA: N/A

ZONING: CGO 0.71 Acres Total: 0.71 Acres	AUTHORITY: STAFF PLAN CERTIFIED 08/14/2023 PLANNING DIRECTOR APPROVED 08/10/2023 ALT. COMP. COMM. SCHEDULED 07/19/2023	FEE(S): \$250.00 (Application Fee) \$250.00
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APPLICANT
SEGALL GROUP
605 SOUTH EDEN STREET, SUITE 200
21231
410-753-3966
AJAKOB@SEGALLGROUP.COM

AGENT
MICHAEL MITCHELL. RLA
14280 PARK CENTER DRIVE SUITE A
20707
410-792-9792
MMITCHELL@MRAGTA.COM

Assigned Reviewer: BISHOP, ANDREW



Cases Accepted or Approved between: 8/7/2023 and 8/14/2023

DSP-04060-05

APPROVED IN SPECIFIED RANGE

EVENT ID: 27190

ACCEPTED: 07/06/2023

ROBERTS ADDITION AT FAIRWOOD, LOT 36A; DEVELOPMENT OF A SINGLE-FAMILY DWELLING ON LOT 36 (NEW ARCHITECTURE)

5000 LANDONS BEQUEST LANE BOWIE

1 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	046 A-4	200 SHEET:	207NE11
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	71A	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 COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)		II		

APA: N/A

ZONING:

RE	0.91 Acres
Total:	0.91 Acres

AUTHORITY:

PLANNING DIRECTOR	APPROVED	08/08/2023
STAFF	PLAN CERTIFIED	08/08/2023
APPLICANT	CERT REVIEW FILED	07/25/2023

FEE(S):

\$2,000.00	(Application Fee)
\$2,000.00	

APPLICANT

LYLES, ARDEN
8702 MILITARY POST COURT
20744
240-605-8874

AGENT

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

OWNER(S)

LYLES, ARDEN; 8702 MILITARY POST COURT; Fort Washington, MD 20744

Assigned Reviewer: LOCKHART, DOMINIQUE



Cases Accepted or Approved between: 8/7/2023 and 8/14/2023

DSP-20038-01

APPROVED IN SPECIFIED RANGE

EVENT ID: 27297

ACCEPTED: 07/21/2023

THE VENUE; MINOR AMENDMENT FOR ADDITION OF ARCHITECTURE

LOCATED ON THE NORTH SIDE OF RITCHIE MARLBORO ROAD, AT THE NORTHWEST QUADRANT OF ITS INTERSECTION WITH WHITE HOUSE ROAD

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	074 F-4	200 SHEET:	202SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	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:	AUTHORITY:	FEE(S):
IE 8.59 Acres	STAFF PLAN CERTIFIED 08/09/2023	\$2,000.00 (Application Fee)
Total: 8.59 Acres	PLANNING DIRECTOR APPROVED 08/09/2023	\$2,000.00

APPLICANT

K. HOVNANIAN HOMES OF MARYLAND, LLC
2391 BRANDERMILL BOULEVARD
21054

AGENT

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

OWNER(S)

GREENWOOD PARK, LLC; 6110 EXECUTIVE BLVD. SUITE 310; Rockville, MD 20852

Assigned Reviewer: HUANG, TE-SHENG (EMERY)