



Cases Accepted or Approved between: 12/11/2023 and 12/17/2023

5-22105 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 25540

ACCEPTED: 12/14/2023

RITCHIE MARLBORO MARKETPLACE; PARCELS 35 - 38

1660 1690 RITCHIE STATION COURT CAPITOL HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	074 D-4	200 SHEET:	202SE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	06
4 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	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	5.58 Acres
CS	1.60 Acres
MIO	0.00 Acres
Total:	<b>7.18 Acres</b>

**AUTHORITY:**

PLANNING DIRECTOR APPROVED 12/14/2023

**FEE(S):**

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

**APPLICANT**

RITCHIE HILL, LLC  
 10100 BUSINESS PARKWAY  
 20706  
 301-459-4400

**AGENT**

BEN DYER ASSOCIATES, INC.  
 11721 WOODMORE ROAD, SUITE #200  
 20721  
 301-430-2000  
 @bendyer.com

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 12/11/2023 and 12/17/2023

ACL-2023-008

APPROVED IN SPECIFIED RANGE

EVENT ID: 27700

ACCEPTED: 10/17/2023

UPPER MARLBORO SELF STORAGE; REQUEST FOR ALTERNATIVE COMPLIANCE VIALANDSCAPE MANUAL SECTION 4.9(E) (6)

5300 ROBERT S. CRAIN HIGHWAY UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	102 B-1	200 SHEET:	207SE13
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	09
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	03	TIER:	
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				
			II		

APA: N/A

<b>ZONING:</b>	<b>AUTHORITY:</b>	<b>FEE(S):</b>
CGO 5.56 Acres	PLANNING DIRECTOR APPROVED 12/14/2023	_____ (Application Fee)
Total: 5.56 Acres	ALT. COMP. COMM. SCHEDULED 11/01/2023	\$0.00

**APPLICANT**

GP UPPER MARLBORO, LLC  
3150 WEST WARD ROAD, SUITE 401  
20754

**AGENT**

EDWARD GIBBS  
1300 CARAWAY CT. SUITE 102  
20774  
(301) 306-0033  
EGIBBS@GIBBSHALLER.COM

**OWNER(S)**

CHETWOOD REDEVELOPMENT LLC; 9171 CENTRAL AVENUE; Capitol Heights, MD 20743

Assigned Reviewer: MEOLI, CHRISTIAN



Cases Accepted or Approved between: 12/11/2023 and 12/17/2023

ADQ-2023-012

APPROVED IN SPECIFIED RANGE

EVENT ID: 27011

ACCEPTED: 10/06/2023

AKEM AND MANTAB PROPERTY; COMBINING OUTLOTS E AND F (BLOCK 51) INTO SINGLE LOT FOR SFD.

16200 MCCONNELL DRIVE UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	085 D-4	200 SHEET:	204SE14
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	09
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	03	TIER:	
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

<b>ZONING:</b>	
RR	0.06 Acres
Total:	<b>0.06 Acres</b>

<b>AUTHORITY:</b>		
PLANNING DIRECTOR	APPROVED	12/11/2023

**APPLICANT**  
GABRIEL AKEM  
9803 SPAR COURT

20622

**AGENT**  
CIVTECH DESIGNS, INC.  
11012 RHODENDA PLACE  
20772  
301-440-1747  
JAREID@CIVTECHDESIGNS.COM

Assigned Reviewer: NA



Cases Accepted or Approved between: 12/11/2023 and 12/17/2023

DET-2022-009

APPROVED IN SPECIFIED RANGE

EVENT ID: 25087

ACCEPTED: 10/06/2023

WASHINGTON SQUARE; DEVELOPMENT OF 135 SINGLE-FAMILY ATTACHED (TOWNHOUSE) DWELLING UNITS.

7464 SUITLAND ROAD SUITLAND

135 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	080 D-2	200 SHEET:	204SE04
0 OUTLOTS	135 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	07
31 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	06	TIER:	
0 OUTPARCELS	135 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)		VIII		

APA: N/A

**ZONING:**

RSF-A	20.09 Acres
Total:	<b>20.09 Acres</b>

**AUTHORITY:**

PLANNING BOARD	APPROVED	12/14/2023
SDRC MEETING	SCHEDULED	10/27/2023

**FEE(S):**

\$240.00	(Sign Posting Fee)
\$2,687.00	(Application Fee)
<u>\$2,927.00</u>	

**APPLICANT**

K. HOVNIANIAN HOMES OF MARYLAND  
4090A LAFAYETTE CENTER DRIVE  
20151

**AGENT**

MATTHEW C. TEDESCO  
6411 IVY LANE, SUITE 200  
20770  
3014412420

**OWNER(S)**

WHITEHALL ASSOCIATES, LLC; 8720 GEORGIA AVE, SUITE 400; Silver Spring, MD 20910

Assigned Reviewer: GARLAND, HYJUNG



Cases Accepted or Approved between: 12/11/2023 and 12/17/2023

DSP-22020 APPROVED IN SPECIFIED RANGE

EVENT ID: 25090

ACCEPTED: 10/11/2023

BRIGHTSEAT INDUSTRIAL; DEVELOPMENT OF A 152,080 SQUARE FOOT DISTRIBUTION WAREHOUSE BUILDING.

ON THE EAST SIDE OF BRIGHTSEAT ROAD ACROSS FROM ITS INTERSECTION WITH JERICO CITY DRIVE.

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	060 D-4	200 SHEET:	202NE08
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:	EMPLOYMENT AREA
	152,080 GROSS FLOOR AREA (SQ FT)		III		

APA: N/A

**ZONING:**

IE	12.04 Acres
Total:	<b>12.04 Acres</b>

**AUTHORITY:**

PLANNING BOARD	APPROVED	12/14/2023
SDRC MEETING	SCHEDULED	10/27/2023

**FEE(S):**

\$90.00	(Sign Posting Fee)
\$1,192.00	(Application Fee)
<u>\$1,282.00</u>	

**APPLICANT**

BRIGHTSEAT PROPERTY, LLC  
5850 WATERLOO ROAD, SUITE 210  
21045

**AGENT**

THOMAS H HALLER  
1300 CARAWAY CT #102  
20774

**OWNER(S)**

RICHARDSON INVMNT PRPRTS LP ET; 1557 NORTH 22ND STREET; Arlington, VA 22209

Assigned Reviewer: LOCKHART, DOMINIQUE



Cases Accepted or Approved between: 12/11/2023 and 12/17/2023

DSP-22042 APPROVED IN SPECIFIED RANGE

EVENT ID: 26564

ACCEPTED: 09/20/2023

WESTPHALIA RETAIL; INFRASTRUCTURE TO FACILITATE THE GRADING, UTILITY, AND STREET LAYOUT FOR THE RETAIL COMPONENT OF WESTPHALIA TOWN CENTER.

4999 MELWOOD ROAD UPPER MARLBORO(MUNICIPAL)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	100 A-1	200 SHEET:	207SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
39 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
1 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VIII		COMMUNITIES

APA: N/A

<b>ZONING:</b>		<b>AUTHORITY:</b>		<b>FEE(S):</b>	
TAC-e	65.88 Acres	PLANNING BOARD	APPROVED	12/14/2023	\$4,382.00 (Application Fee)
Total:	65.88 Acres	SDRC MEETING	SCHEDULED	10/13/2023	\$4,382.00

**APPLICANT**  
WALTON WESTPHALIA EUROPE LP  
8800 NORTH GAINERY CENTER DRIVE,  
85258

**AGENT**  
DEWBERRY ENGINEERS INC.  
4601 forbes boulevard suite 300  
20706  
301-337-2857  
MBYER@DEWBERRY.COM

**OWNER(S)**  
WALTON WESTPHALIA EUROPE LP; 8800 N. GAINEY CENTER DRIVE, SUITE 345; Scottsdale, AZ 85258

Assigned Reviewer: LOCKHART, DOMINIQUE



Cases Accepted or Approved between: 12/11/2023 and 12/17/2023

DSP-23011 APPROVED IN SPECIFIED RANGE

EVENT ID: 24902

ACCEPTED: 08/31/2023

FROM THE HEART CHURCH MINISTRIES; APPROVAL OF A PRIVATE SCHOOL FOR 208 STUDENTS, AND A DAY CARE CENTER WITH A MAXIMUM ENROLLMENT OF 60 CHILDREN, AND RELATED SITE IMPROVEMENTS ASSOCIATED WITH AN EXISTING CHURCH  
4949 ALLENTOWN ROAD SUITLAND

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	098 D-1	200 SHEET:	207SE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	08
4 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	06	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	9	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	399,726 GROSS FLOOR AREA (SQ FT)				

APA: N/A

**ZONING:**

CGO	31.38 Acres
Total:	<b>31.38 Acres</b>

**AUTHORITY:**

PLANNING BOARD	APPROVED	12/14/2023
SDRC MEETING	SCHEDULED	09/15/2023

**FEE(S):**

\$120.00	(Sign Posting Fee)
\$2,222.00	(Application Fee)
<b>\$2,342.00</b>	

**APPLICANT**

FROM THE HEART CHURCH MINISTRIES, INC.  
4949 ALLENTOWN ROAD  
20746

**AGENT**

DELON HAMPTON & ASSOCIATES  
8403 COLESVILLE ROAD, SUITE #600  
20910  
301-585-0100  
massefa@delonhampton.com

Assigned Reviewer: HUANG, TE-SHENG (EMERY)



Cases Accepted or Approved between: 12/11/2023 and 12/17/2023

5-23139 APPROVED IN SPECIFIED RANGE

EVENT ID: 27799

ACCEPTED: 12/07/2023

LOTTFORD COURT MEDICAL ART BUILDING; PARCEL 1

9620 LOTTFORD COURT UPPER MARLBORO

1 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	060 E-4	200 SHEET:	202NE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

<b>ZONING:</b>	
RTO-H-c	3.58 Acres
Total:	<b>3.58 Acres</b>

<b>AUTHORITY:</b>		
PLANNING BOARD	APPROVED	12/14/2023

<b>FEE(S):</b>	
	\$750.00 (Application Fee)
	\$750.00

**APPLICANT**

9620 INVESTMENT LLC  
3104 APPIAN WAY  
BOWIE, MD 20716

**AGENT**

PIERO MELLITS, P.E.  
3104 APPIAN WAY  
BOWIE, MD 20716  
443.589.2400  
pmellits@kleinfelder.com

Assigned Reviewer: VATANDOOST, MAHSA





Cases Accepted or Approved between: 12/11/2023 and 12/17/2023

PPS-2022-037 APPROVED IN SPECIFIED RANGE

EVENT ID: 26456

ACCEPTED: 09/12/2023

ROLLINS AVENUE DEVELOPMENT; 33 LOTS AND 4 PARCELS FOR THE DEVELOPMENT OF 33 SINGLE-FAMILY ATTACHED DWELLINGS.

605 ROLLINS AVENUE CAPITOL HEIGHTS

33 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	073 B-2	200 SHEET:	201SE06
0 OUTLOTS	33 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	07
2 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	
0 OUTPARCELS	33 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)		VIII		

APA: N/A

**ZONING:**

RSF-A	4.39 Acres
Total:	<b>4.39 Acres</b>

**AUTHORITY:**

PLANNING BOARD	APPROVED	12/14/2023
SDRC MEETING	SCHEDULED	09/29/2023

**FEE(S):**

\$60.00	(Sign Posting Fee)
\$974.50	(Application Fee)
<u>          </u>	
\$1,034.50	

**APPLICANT**

DEANNA JACKSON & BERTHA BURRUS  
605 ROLLINS AVENUE

20743

301-336-1991

**AGENT**

O'CONNELL & LAWRENCE, INC.  
17904 GEORGIA AVE, STE 302

20832

301-924-4573

**OWNER(S)**

DEANNA JACKSON AND BERTHA BURRUS; 605 ROLLINS AVENUE; Capitol Heights, MD 20743

Assigned Reviewer: DIAZ-CAMPBELL, EDDIE



Cases Accepted or Approved between: 12/11/2023 and 12/17/2023

PPS-2022-041 APPROVED IN SPECIFIED RANGE  
EVENT ID: 26574

ACCEPTED: 10/09/2023

SUPERIOR MARTIAL ARTS TRAINING CENTER; 1 PARCEL FOR THE DEVELOPMENT OF 9,500 SQUARE FEET OF MARTIAL ARTS USE.

NORTH SIDE OF MD 725 (MARLBORO PIKE) APPROXIMATELY 225 FEET WEST FROM ITS INTERSECTION WITH ROBERT CRAIN HIGHWAY

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	093 B-4	200 SHEET:	206SE13
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	06
1 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	03	TIER:	
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

II

APA: N/A

<b>ZONING:</b>	
RMF-48	0.98 Acres
Total:	<b>0.98 Acres</b>

<b>AUTHORITY:</b>			
PLANNING BOARD	APPROVED	12/14/2023	
SDRC MEETING	SCHEDULED	10/27/2023	

<b>FEE(S):</b>	
\$120.00	(Sign Posting Fee)
\$1,012.00	(Application Fee)
<hr/>	
\$1,132.00	

**APPLICANT**  
SUPERIOR MARTIAL ARTS TRAINING CENTER  
5020 BROWN STATION ROAD, #135  
20772

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

Assigned Reviewer: HEATH, ANTOINE



Cases Accepted or Approved between: 12/11/2023 and 12/17/2023

PPS-2023-003

APPROVED IN SPECIFIED RANGE

EVENT ID: 26931

AKEM AND MANTAB PROPERTY (MINOR); 1 LOT FOR SINGLE-FAMILY DETACHED DEVELOPMENT

ACCEPTED: 10/06/2023

16200 MCCONNELL DRIVE UPPER MARLBORO

1 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	085 D-4	200 SHEET:	204SE14
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	09
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	03	TIER:	
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				
			II		

APA: N/A

<b>ZONING:</b>	
RR	0.59 Acres
Total:	<b>0.59 Acres</b>

<b>AUTHORITY:</b>			
STAFF	CERTIFIED		12/15/2023
PLANNING DIRECTOR	APPROVED		12/11/2023
SDRC MEETING	SCHEDULED		10/27/2023

<b>FEE(S):</b>	
	\$60.00 (Sign Posting Fee)
	\$1,012.00 (Application Fee)
	<u>\$1,072.00</u>

**APPLICANT**

GABRIEL AKEM  
9603 SPAR COURT

20623

240-640-8342  
AKEMANTABLLC@GMAIL.COM

**AGENT**

CIVTECH DESIGNS, INC.  
11012 RHODENDA PLACE

20772

301-440-1747  
JAREID@CIVTECHDESIGNS.COM

**OWNER(S)**

GABRIEL AKEM; 9803 SPAR COURT; Cheltenham, MD 20623

Assigned Reviewer: VATANDOOST, MAHSA