



Cases Accepted or Approved between: 4/22/2024 and 4/28/2024

ADQ-2022-105-01
EVENT ID: 27814

ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 04/22/2024

AMENDMENT TO CERTIFICATE OF ADEQUACY; AMENDMENT TO THE CERTIFICATE OF ADEQUACY TO REVISE CONDITION 8B IN 4-17027

AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MD 214 (CENTRAL AVENUE) AND US 301 (ROBERT CRAIN HIGHWAY)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	070 C-2	200 SHEET:	201NE14
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	04
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	07	TIER:	
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	11.00 Acres
Total:	11.00 Acres

AUTHORITY:

PLANNING DIRECTOR	PENDING	06/03/2024
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APPLICANT

SOUTH LAKE PARTNERS LLC
10100 BUSINESS PARKWAY

20706

AGENT

SHIPLEY & HORNE, P.A.
1101 MERCANTILE LANE, STE 240
20774

301-925-1800
ahorne@shpa.com

Assigned Reviewer: DIAZ-CAMPBELL, EDDIE



Cases Accepted or Approved between: 4/22/2024 and 4/28/2024

CP-22001 ACCEPTED IN SPECIFIED RANGE
EVENT ID: 24643
ACCEPTED: 04/22/2024
COSTELLO'S AT RIVERVIEW; CONSTRUCTION OF A 2-STORY SINGLE-FAMILY DETACHED DWELLING
10941 RIVERVIEW ROAD FORT WASHINGTON

0 LOTS 0 UNITS DETACHED TAX MAP & GRID: 122 D-3 200 SHEET: 214SW01
0 OUTLOTS 0 UNITS ATTACHED PLANNING AREA: 80 COUNCILMANIC DISTRICT: 08
0 PARCELS 0 UNITS MULTIFAMILY ELECTION DISTRICT: 05 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

Table with ZONING: RCO 0.00 Acres, RE 4.00 Acres, Total: 4.00 Acres

Table with AUTHORITY: SDRC MEETING SCHEDULED 05/10/2024, PLANNING DIRECTOR PENDING 04/22/2024

Table with FEE(S): \$30.00 (Sign Posting Fee), \$512.00 (Application Fee), \$542.00

APPLICANT
WILSON, COSTELLO AND RACHEL
3805 BARRY DRIVE
20748
202-498-0796

AGENT
ASKO MILJKOVIC
6305 IVY LANE
20770
240-206-8055

Assigned Reviewer: LOCKHART, DOMINIQUE



Cases Accepted or Approved between: 4/22/2024 and 4/28/2024

DSP-16052-07

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 27622

ACCEPTED: 04/22/2024

HAMPTON PARK; TO REVISE THE BUILDING ARCHITECTURE AND OUTDOOR SEATING AREA FOR PARCEL 5

9015 CENTRAL AVENUE CAPITOL HEIGHTS

10 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	067 D-4	200 SHEET:	201SE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	11	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		III		COMMUNITIES

APA: N/A

ZONING:

IE	24.55 Acres
Total:	24.55 Acres

AUTHORITY:

PLANNING DIRECTOR	PENDING	04/22/2024
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FEE(S):

\$2,012.00	(Application Fee)
\$2,012.00	

APPLICANT

VELOCITY CAPITAL LLC
6401 GOLDEN TRIANGLE DRIVE
20770

AGENT

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

OWNER(S)

COZ PAV LPL; 9015 CENTRAL AVENUE; Capitol Heights, MD 20743

Assigned Reviewer: GOMEZ-ROJAS, NATALIA



Cases Accepted or Approved between: 4/22/2024 and 4/28/2024

DSP-23009 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 27051

ACCEPTED: 04/22/2024

PROJECT TURTLE; CONSTRUCT MIXED USE STUDENT HOUSING PROJECT WITH 304 MULTIFAMILY DWELLING UNITS AND 13,478 SQUARE FEET OF COMMERCIAL SPACE

8145 BALTIMORE AVENUE COLLEGE PARK(MUNICIPAL)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	033 D-2	200 SHEET:	210NE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	03
0 PARCELS	300 UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	DEVELOPED
0 OUTPARCELS	300 TOTAL UNITS	POLICE DIVISION:	9	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: College Park Airport

ZONING:	
LTO-e	1.71 Acres
NAC	1.00 Acres
Total:	2.71 Acres

AUTHORITY:			
PLANNING BOARD	PENDING		06/27/2024
SDRC MEETING	SCHEDULED		05/10/2024

FEE(S):	
\$180.00	(Filing Fee)
\$1,042.00	(Application Fee)
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\$1,222.00	

APPLICANT
8133 BALTIMORE OWNER LLC
704 W 9TH STREET
78701
3177710328
andree@lvcollective.com

AGENT
GIBBS AND HALLER
1300 CARAWAY COURT SUITE 102
20774

OWNER(S)
8133 BALTIMORE OWNER, LLC; 850 NEW BURTON ROAD, SUITE 201; Dover, DE 19904

Assigned Reviewer: HUANG, TE-SHENG (EMERY)



Cases Accepted or Approved between: 4/22/2024 and 4/28/2024

5-23047

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 27041

ACCEPTED: 04/23/2024

KATHMANDU VILLAGE PLAT 1; LOT 10 THRU 20 AND PARCEL A

1705 RITCHIE ROAD CAPITOL HEIGHTS(MUNICIPAL)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	074 B-4	200 SHEET:	202SE07
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	11.53 Acres
Total:	11.53 Acres

AUTHORITY:

PLANNING BOARD	PENDING	05/02/2024
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FEE(S):

\$750.00	(Application Fee)
\$750.00	

APPLICANT

KATHMANDU VILLAGE LLC.
4531 WINDSOR ARMS COURT

22003

571-309-7996

AGENT

MASSOUD TOWHIDI

Massoud@cddi.net

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 4/22/2024 and 4/28/2024

5-23048

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 27043

KATHMANDU VILLAGE PLAT 2; LOT 21 THRU 29 AND PARCEL D

ACCEPTED: 04/23/2024

1705 RITCHIE ROAD DISTRICT HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	074 B-4	200 SHEET:	202SE07
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
	0 GROSS FLOOR AREA (SQ FT)		VIII		COMMUNITIES

APA: N/A

ZONING:

RSF-95	11.53 Acres
Total:	11.53 Acres

AUTHORITY:

PLANNING BOARD	PENDING	05/02/2024
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FEE(S):

\$750.00	(Application Fee)
\$750.00	

APPLICANT

KATHMANDU VILLAGE LLC.
4531 WINDSOR ARMS COURT

22003

571-309-7996

AGENT

MASSOUD TOWHIDI

Massoud@cddi.net

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 4/22/2024 and 4/28/2024

5-23049 ACCEPTED IN SPECIFIED RANGE
EVENT ID: 27044
ACCEPTED: 04/23/2024 KATHMANDU VILLAGE PLAT 3; LOTS 1 THR 9 AND PARCEL B

1705 RITCHIE ROAD DISTRICT HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	074 B-4	200 SHEET:	202SE07
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	11.53 Acres
Total:	11.53 Acres

AUTHORITY:		
PLANNING BOARD	PENDING	05/02/2024

FEE(S):	
\$750.00	(Application Fee)
\$750.00	

APPLICANT
KATHMANDU VILLAGE LLC.
4531 WINDSOR ARMS COURT
22003
571-309-7996

AGENT
MASSOUD TOWHIDI

Massoud@cddi.net

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 4/22/2024 and 4/28/2024

5-23050 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 27045

ACCEPTED: 04/23/2024

KATHMANDU VILLAGE PLAT 4; LOT 30 AND PARCEL C

1705 RITCHIE ROAD DISTRICT HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	074 B-4	200 SHEET:	202SE07
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
	0 GROSS FLOOR AREA (SQ FT)		VIII		COMMUNITIES

APA: N/A

ZONING:

RSF-95	11.53 Acres
Total:	11.53 Acres

AUTHORITY:

PLANNING BOARD	PENDING	05/02/2024
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FEE(S):

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

APPLICANT

KATHMANDU VILLAGE LLC.
4531 WINDSOR ARMS COURT

22003

571-309-7996

AGENT

MASSOUD TOWHIDI

Massoud@cddi.net

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 4/22/2024 and 4/28/2024

SDP-0307-H21

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26757

ACCEPTED: 04/23/2024

CAMERON GROVE, LOT 15 BLOCK D - RODGERS SCREEN ROOM; 8 X 24 SCREEN ROOM

13206 CHRISTIE PLACE UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	069 D-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:

LCD	0.12 Acres
Total:	0.12 Acres

AUTHORITY:

PLANNING BOARD	PENDING	06/27/2024
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FEE(S):

\$30.00	(Sign Posting Fee)
\$62.00	(Application Fee)
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\$92.00	

APPLICANT

RODGERS, LORETTA
13106 CHRISTIE PLACE

20774

AGENT

MEDALLION
2849 KAVERTON ROAD

20747

240-476-1596

Assigned Reviewer: PRICE, TODD



Cases Accepted or Approved between: 4/22/2024 and 4/28/2024

DSP-19031-02 APPROVED IN SPECIFIED RANGE
EVENT ID: 28009

ACCEPTED: 01/18/2024

THREE ROADS CORNER - POPEYES RESTAURANT; AMEND DSP-19031 TO DEVELOP A 2,923 SQUARE FOOT EATING AND DRINKING ESTABLISHMENT WITH A DRIVE THROUGH SERVICE ON PARCEL 3.

13709 OLD BRANDYWINE ROAD BRANDYWINE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	144 F-3	200 SHEET:	218SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	09
4 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	13	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	7,389 GROSS FLOOR AREA (SQ FT)				

V

APA: N/A

ZONING:	AUTHORITY:	FEE(S):
CGO 0.46 Acres	PLANNING BOARD APPROVED 04/25/2024	\$2,061.80 (Application Fee)
CS 3.97 Acres	SDRC MEETING SCHEDULED 02/02/2024	\$2,061.80
Total: 4.43 Acres		

APPLICANT
THREE ROADS CORNER, LLC
5620 LINDA LANE
20748

AGENT
HIJAZI LAW GROUP
3231 SUPERIOR LANE, SUITE A-26
20715
301-464-4646

OWNER(S)
THREE ROADS CORNER, LLC; 5620 LINDA LANE; Temple Hills, MD 20748

Assigned Reviewer: HUANG, TE-SHENG (EMERY)



Cases Accepted or Approved between: 4/22/2024 and 4/28/2024

DSP-23029 APPROVED IN SPECIFIED RANGE

EVENT ID: -13300

ACCEPTED: 02/16/2024

CUBE SMART; DETAILED SITE PLAN TO CONVERT EXISTING WAREHOUSE TO SELF-STORAGE/CONSOLIDATED STORAGE.

8704 CHERRY LANE LAUREL

1 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	006 C-4	200 SHEET:	219NE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	62	COUNCILMANIC DISTRICT:	01
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	10	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	14	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	193,100 GROSS FLOOR AREA (SQ FT)		VI		

APA: N/A

ZONING:	AUTHORITY:	FEE(S):
IE 11.88 Acres	PLANNING BOARD APPROVED 04/25/2024	\$120.00 (Sign Posting Fee)
Total: 11.88 Acres	SDRC MEETING SCHEDULED 03/01/2024	\$2,342.00 (Application Fee)
		<u>\$2,462.00</u>

APPLICANT
CUBESMART, L.P.
5 OLD LANCASTER ROAD
19355
610-535-5772

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

Assigned Reviewer: MITCHUM, JOSHUA